



## 1170 REPUBLICAN STREET

SEATTLE, WA 98109

MUP Recommendation: DPD #: 3024575  
2018.03.14



### PROJECT TEAM

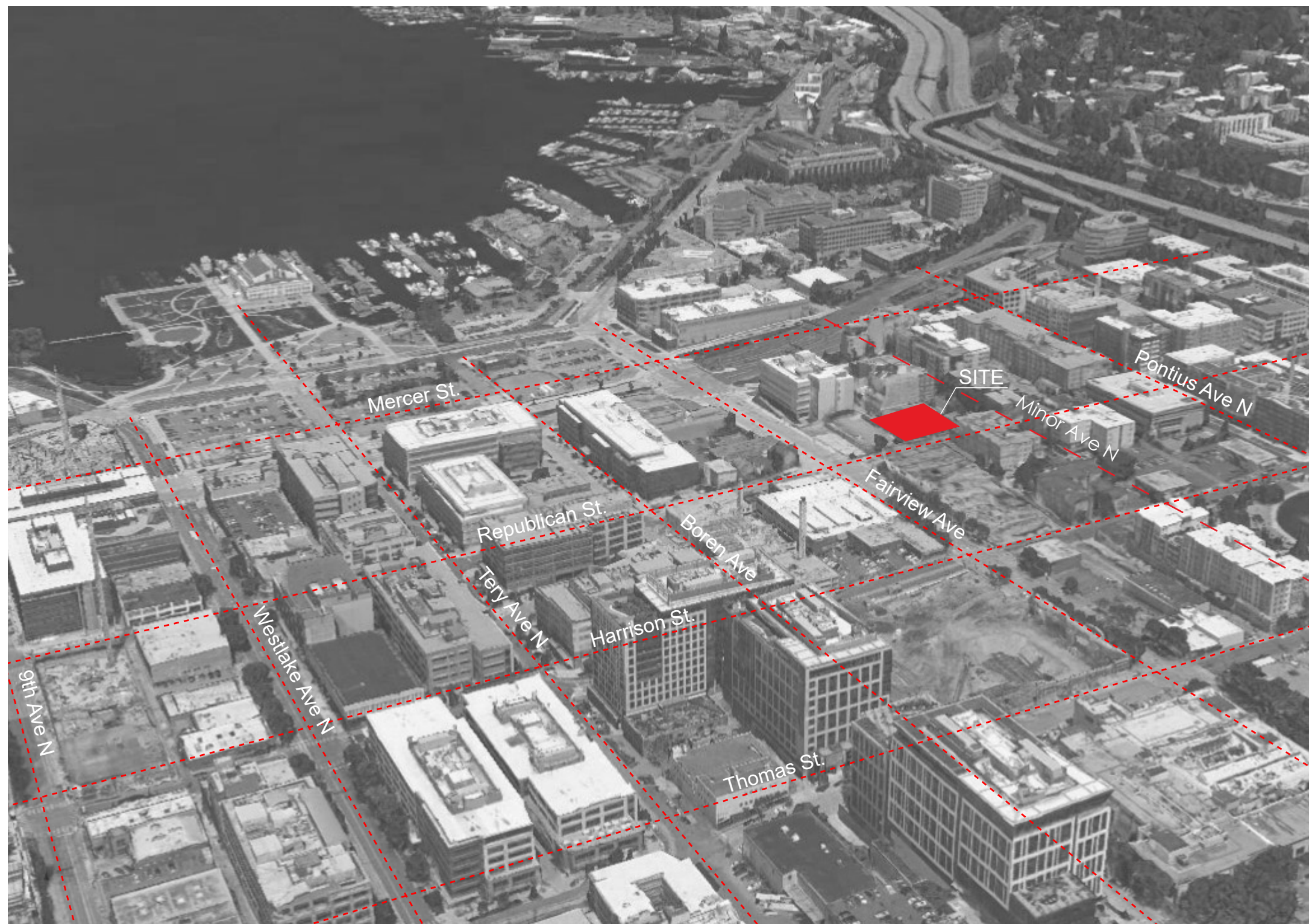
**Owner/Developer:** Plus Investment

**Architect:** MZA Architecture

**Landscape Architect:** GCH







## DEVELOPMENT OBJECTIVES

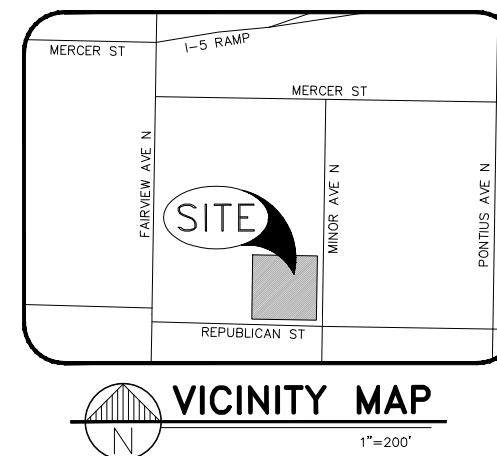
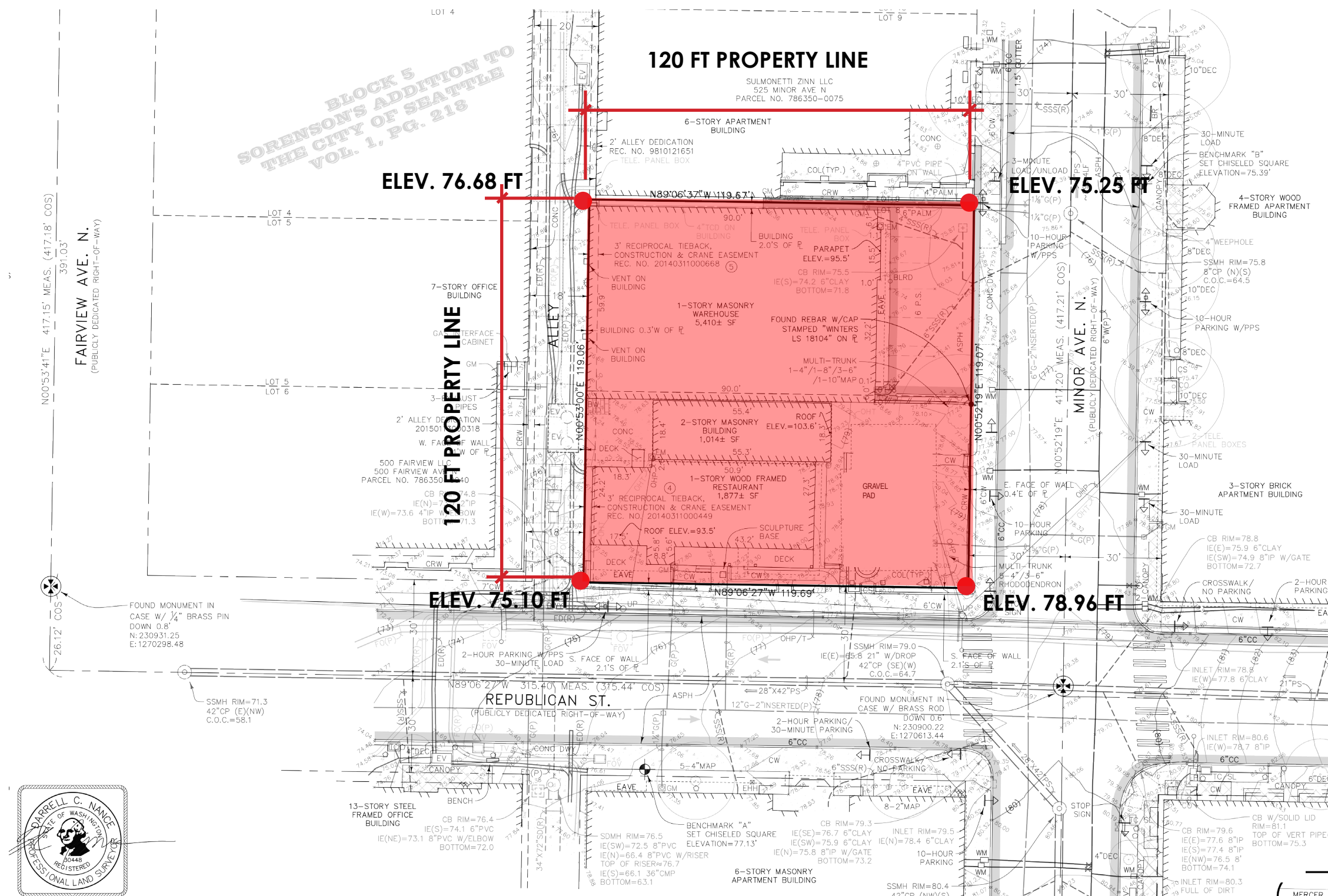
The main development objective for this site is to provide apartment units with varied size and rent structures to the South Lake Union area. This neighborhood is growing and this project aims to continue to add to the available housing options. Those renting apartments will find excellent access to the greater South Lake Union area and its growing employment options. Residents will contribute to retail and businesses in the neighborhood. They will be drawn to the unique design character of our project. It something they can have pride in as they build and shape their lives in Seattle. They will see this project as place where they can unwind and unplug from the rigors of daily life.

## DEVELOPMENT SUMMARY

SITE AREA: 14,250  
GROSS BUILDING AREA: 102,195sf  
UNIT COUNT: 110  
PARKING STALLS: 68  
RETAIL AREA: 1200sf  
BUILDING HEIGHT: 84'-8"  
NUMBER OF STORIES: 8

03/14/18



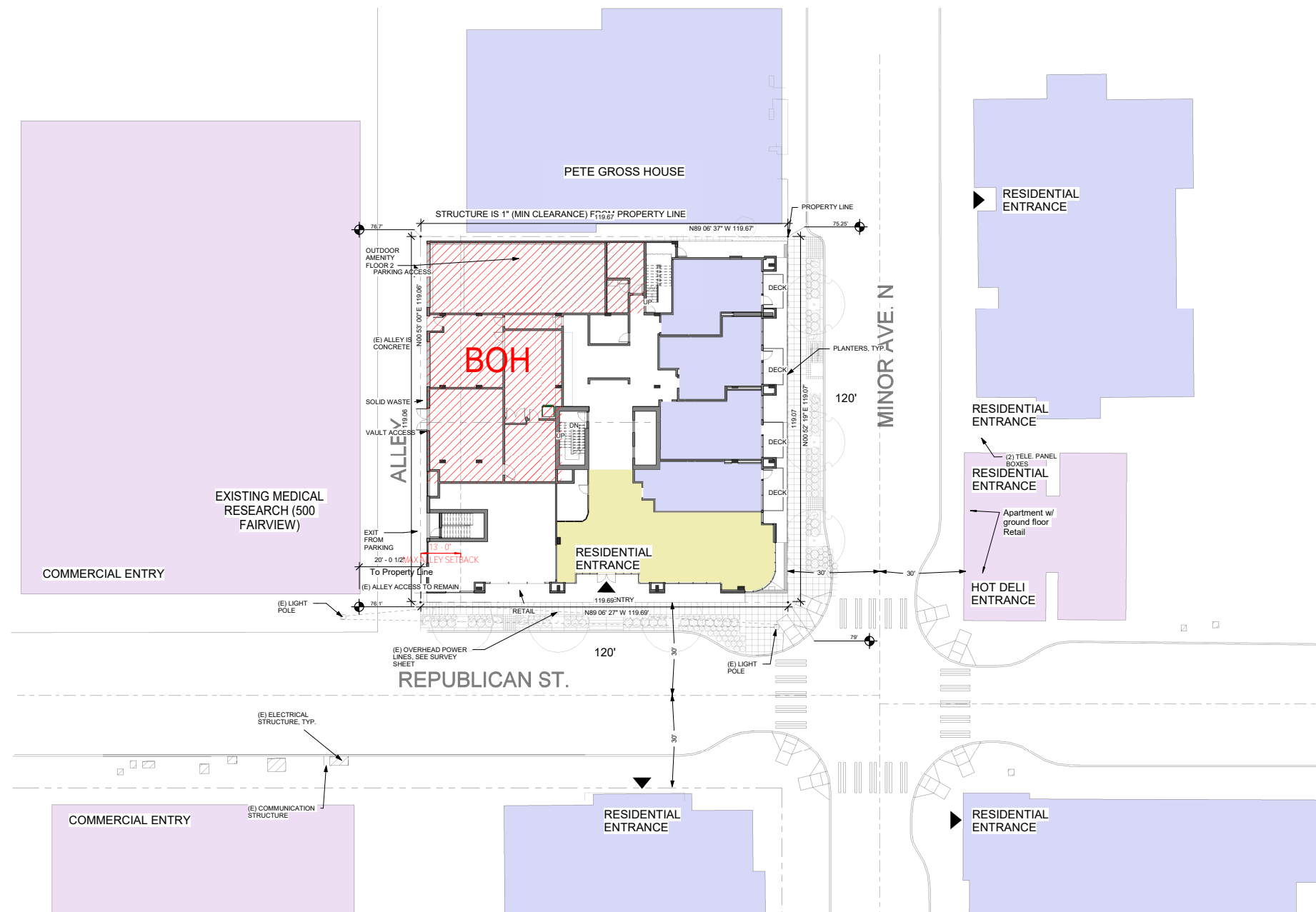


Existing site consists of three "Row Houses" which currently house a Café of the same name. To the north of the site is a warehouse space and glass studio with non-compliant parking directly off a curb cut at Minor. The project area is two 60' by 120' lots, making up the total site of 120' x 120'. The project to the north noted on this survey as "6 story apartment building" is the "Pete Gross House". This plan shows the ground floor. Above this is a podium that extends two stories and then sets back above. The south face of the Pete Gross House is continuous residential units with windows to the south. Note the elevations at the four corners, the site has relatively little slope.

LEGAL DESCRIPTION  
SORENSENS ADD  
PLAT BLOCK: 5  
PLAT LOT: 7 AND 8

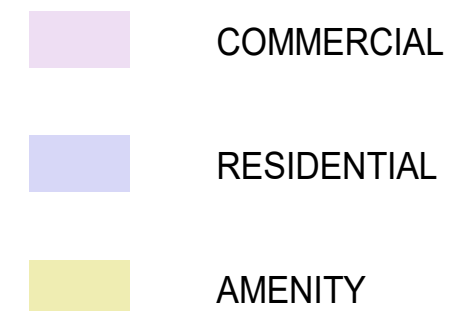


# PROPOSED SITE PLAN



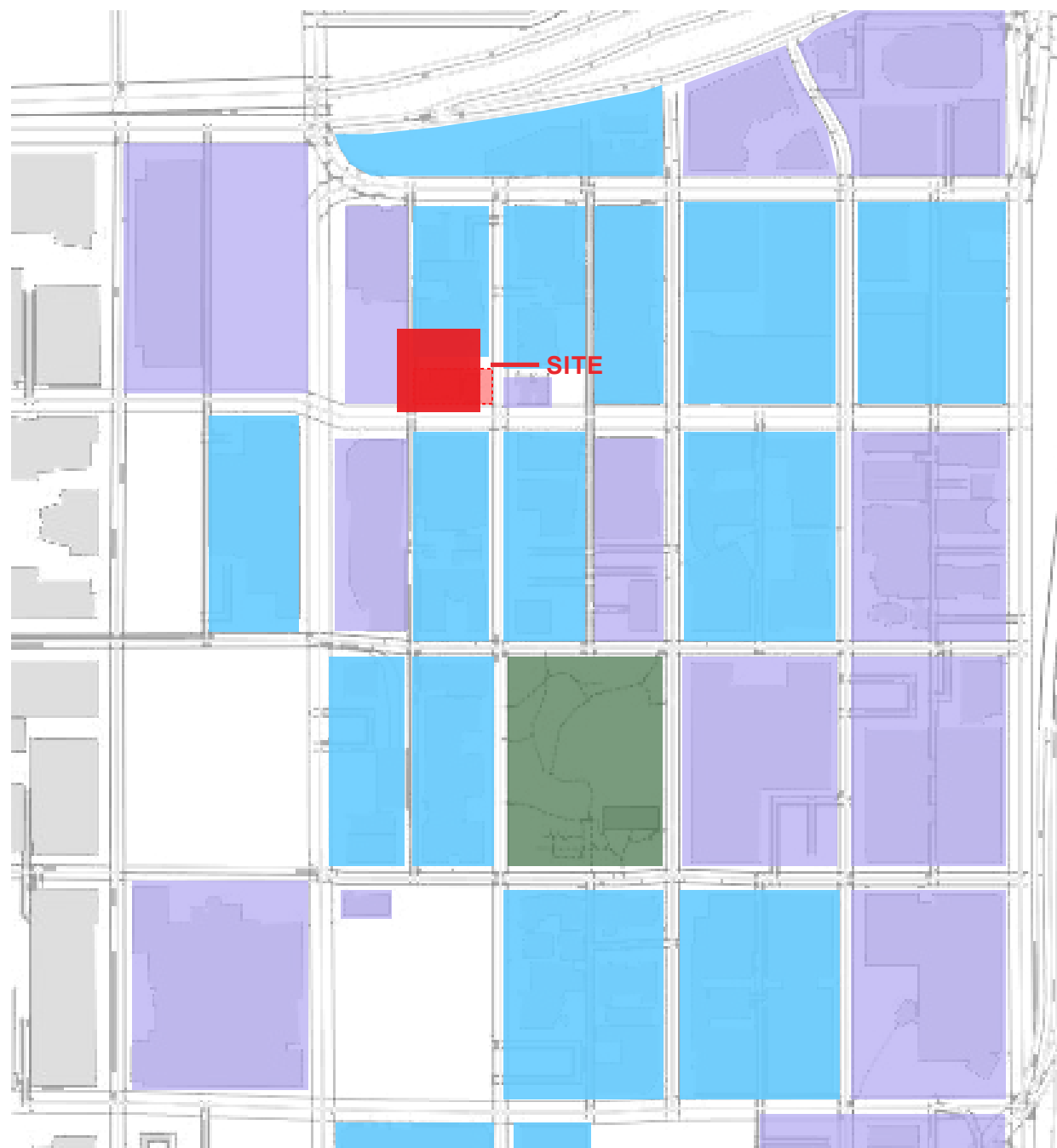
The project is located in the South Lake Union Cascade neighborhood. It's at the western edge of transition between higher-rise commercial buildings and transition to lower height zones of predominantly residential structures. This project is a relatively small lot of only 120' by 120'. It has very little rise or grade change to the slope across the four corners. The vehicle access will be at the alley accessed from Republican. The main pedestrian entrance will be on Republican, with second requested from Minor.

Our main focus and goal is to enliven the street frontage with active spaces for the residential complex, in the absence of retail (retail is not required by code). Because of the small site, it is difficult to fit all the required spaces (garage entrances, Loading, ADA Parking, etc) with viable retail space. The fitness room, "living room" and reception area for residents and guests will be located off Republican Street. Then, a few apartment units on the street side, will be located off Minor, a "quieter" residential street.



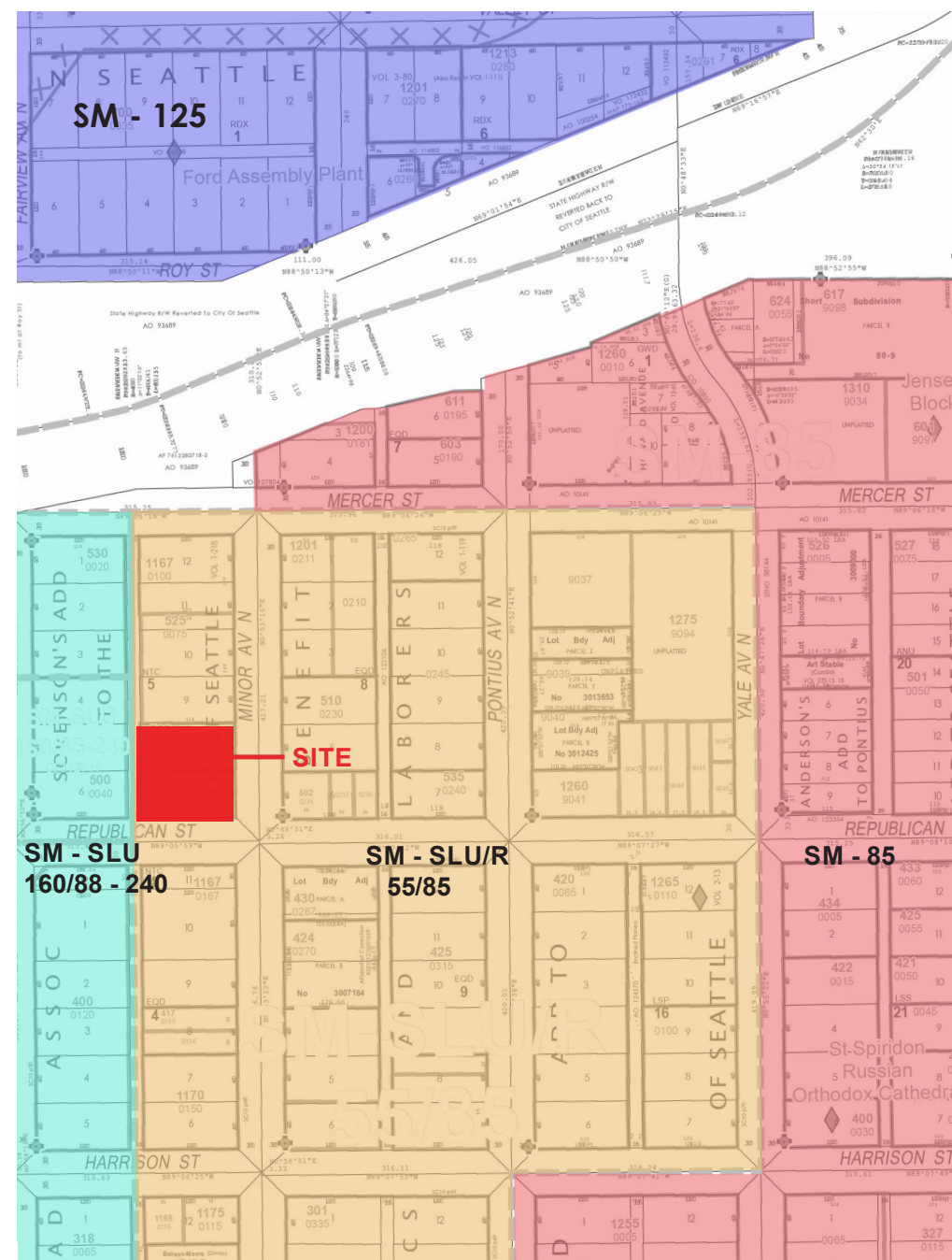


# URBAN DESIGN ANALYSIS / ZONING AND EXISTING LAND USE



EXISTING LAND USE

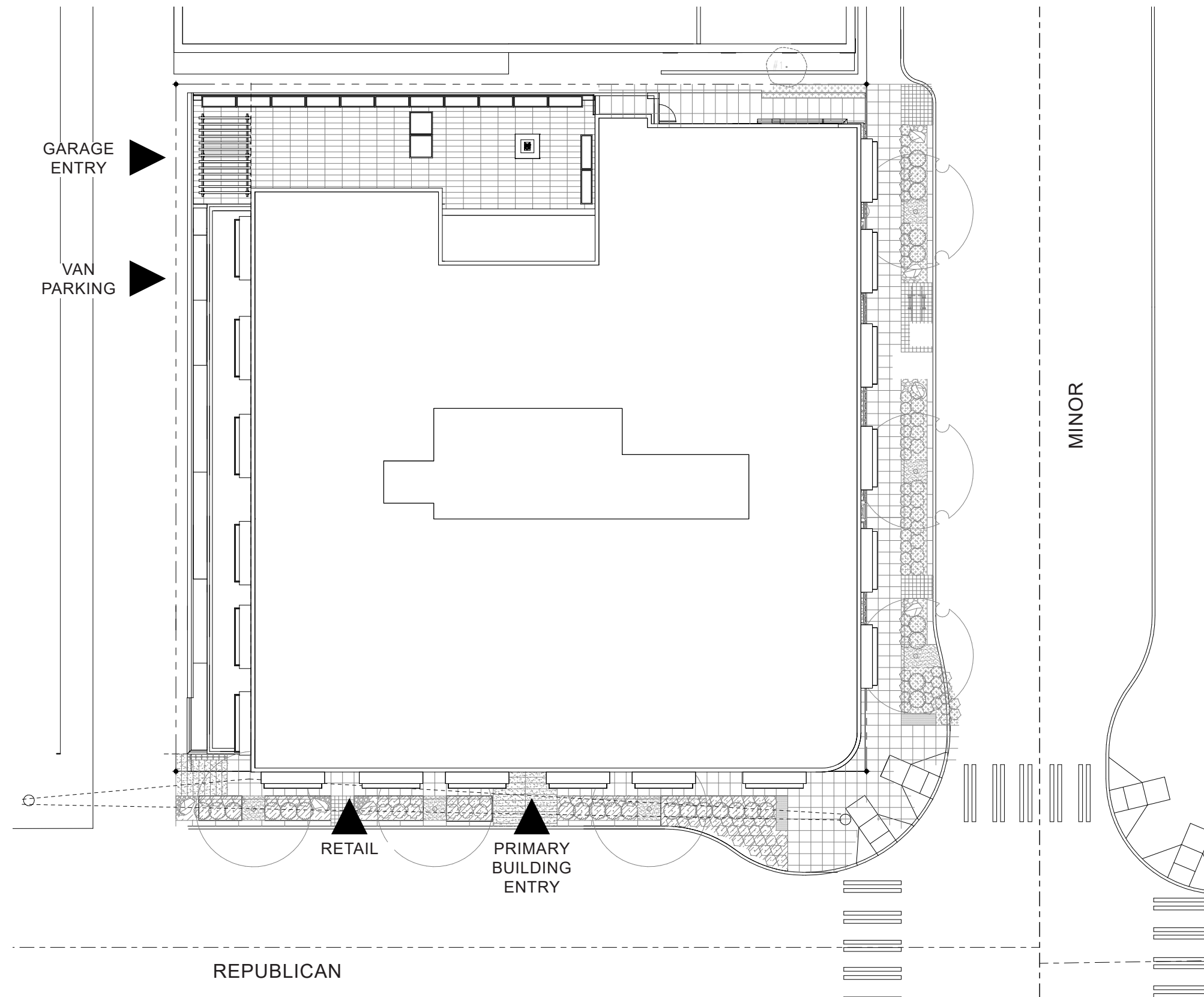
- COMMERCIAL / RETAIL / OFFICE
- MULTIFAMILY / MIX - USE RESIDENTIAL
- CASCADE PARK



ZONING MAP

Similar to Page 6, these illustrations show the location of the site at the border of the taller / commercial buildings of the SM-SLU 60/88-240 zone and the SM-SLU 55/85 where this project is located. As such, we feel this project is a transition between these zones as you cross the alley, not only in scale and bulk but in feel and use of neighborhood building.







APPLICABLE CODE	REQUIREMENT	PROPOSED
ZONE SITE AREA	SM-SLU/R 55/85 14,161 SF	Height is less than 85' above Average Grade, See 3/A0.1
OVERLAY	South Lake Union Urban Center	
"23.48.005 D - Uses 23.48.220 - Floor area ratio (FAR) in South Lake Union Urban Center"	Retail uses are not required at this location of this street use.	Applicant has elected to have retail on the ground floor. See new space on 1/A2.1
23.48.020 - Floor area ratio (FAR)	Min: 2.0 Max: N/A Underground Parking exempt per 23.48.020.B.1 Residential use exempt per Table B 23.54.015	Building Area: 87,773 (above grade) Mechanical Reduction: 3072sf Gross Area (FAR): 84.701sf (5.98 FAR) Less Residential Exemption: 63,143sf
23.48.040 - Street-level development standards	Min. Facade Height (Required): Minor: 15' Republican: 25' Transparency (Required): Minor: 30% Republican: 60%	See 2/A5.1 and 2/A5.2 for the blank facade calculations Min. Facade Height (Provided): Minor: 85' Republican: 85' Transparency (provided): Minor:60% Republican:77%
23.48.040A. General facade requirements. .	Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.	Seeking Departure for Pedestrian Entrance on Minor Please Refer to 1/A0.3
23.48.045 - Residential amenity areas	Amount required. The required amount of amenity area is equal to 5 percent of the total residential gross floor area. Residential Area: 63,143 sf 5% for Amenity: 3157 sf Min. Outdoor Area: 1578 sf, Min. Indoor:1578 sf	See A0.4 for calculations and plans on amenity space. Provided: Indoor: 1747 sf Outdoor: 2127 sf Total: 3874
23.48.055 - Screening and landscaping standards	Project will achieve Green Factor score of min 3.0. Street trees required.	See landscaping plans for Green Factor. Street trees will be provided.
23.48.065 - Noise and Odor	Refuse compacting and recycling are enclosed and venting is 10' above sidewalks and at alley	See 1/A2.1 for trash room. Venting would be 10' above alley.
23.48.075 - Light and Glare	Exterior Lighting will be shielded away from adjacent uses. Parking lighting is underground	
23.48.080 - Required parking and loading	Off street bicycle parking to be provided. Berth is not required. Per 23.54.015.D.2 Non residential parking exempt up to 2500sf. Per 23.54.015 Table B Parking in Urban Center: No min. requirement. Bicycle parking: 1:4 Units (110/4 = 28 bikes)	Bicycle parking will be provided in garage, see 1/A2.0-P2. See 1/A0.2 for bicycle parking calc. Parking provided: Vehicular: P2 38 stalls, P1 36 stalls, L1 1 stall Bicycle: P2 28 stalls

23.48.235 - Upper-level setback requirements in South Lake Union Urban Center	Portions of a structure greater than 25 ft in height shall set back a min. of 1 ft from the alley lot line for every 2 ft of additional height above 25 ft according to subsection 23.48.235.C, up to a maximum setback of 15 feet measured from the street lot line, as shown in exhibit a for 23.48.235.	See plans for departure requires and accommodations made to Pete Gross House (Residential to the north) for setbacks provided in addition to the code for preferred scheme.  Code requires set-back at 25' podium.
23.52.030	Alley to be 20'. 2' dedication is required from this project from property line	See A1.0
23.53.035 - Structural building overhangs and minor architectural encroachments	Structural building overhangs and minor architectural encroachments shall meet the following standards:  B. Structural building overhangs. Structural building overhangs include bay windows, balconies, and other projections into and over public places as defined under Title 15 that exceed the limits of minor architectural encroachments as set forth in subsection 23.53.035.A and that increase either the floor area of the building or the volume of space enclosed by the building above grade. 1. An annual permit from the Seattle Department of Transportation is required for structural building overhangs. 2. Structural building overhangs shall be removable per Title 15. 3. Structural building overhangs shall not be part of the essential building structure and shall not contain building systems, such as plumbing. 4. Vertical clearance: Clearance to any structural building overhang shall be a minimum of 8 feet above all sidewalk elevations, or 26 feet above all elevations of an alley, or greater if required by other regulations. 5. Depth: The maximum horizontal projection for a structural building overhang, measured to the furthest exterior element, shall be 3 feet, and the projection shall in no case be closer than 8 feet to the centerline of any alley.  Total facade area: The total vertical surface area of bay windows, balconies and other projections, measured at the maximum horizontal dimension into the public property, shall not exceed 30 percent of the total vertical surface area of the respective street- facing or alley facade. The vertical surface area of all solid balcony railings that project beyond the property line is included in this calculation; open railings are not (see Exhibit H for23.53.035).	Please refer to Sheet 6/A0.1 for Balcony projections and glazing areas. Minor: 4.1% coverage Republican: 5% coverage Alley: 3.8% coverage
Table A for 23.54.040: Shared Storage Space for Solid Waste Containers	575 square feet plus 4 square feet for wach additinal unit above 100. Project is appx 110 units, requiring space of 615 SF.	More than 100 dwelling units, See sheet 1/A0.1 Required: 523sf Provided: 580sf



# PREFERRED SCHEME @ EDG

VIEW AT MINOR LOOKING NORTH



Continuous setback at Pete Gross House.

VIEW AT MINOR LOOKING SOUTH



Tower is one consistent volume setback 10' from alley property line.

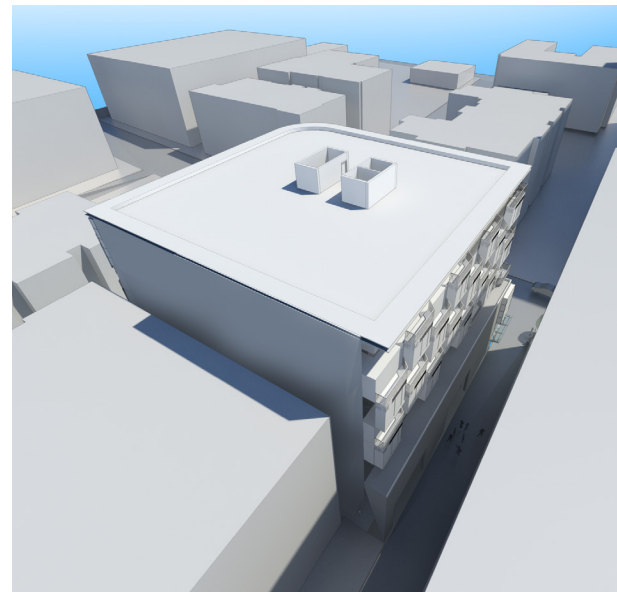
3' sidewalk easement continues at podium -podium is one consistent "volume"

NORTHEAST BIRD'S EYE VIEW

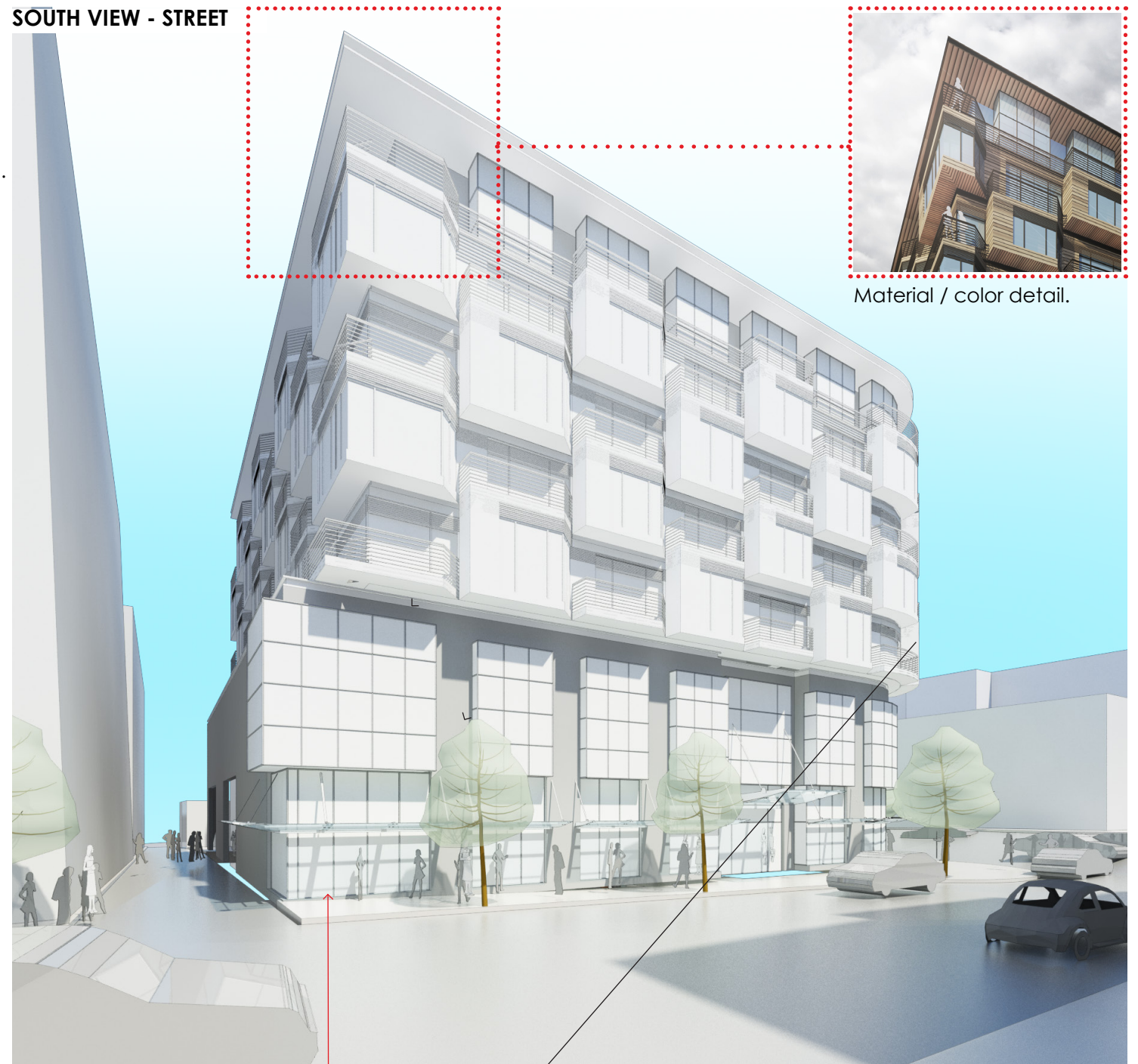


Continuous setback.

SOUTHWEST BIRD'S EYE VIEW



SOUTH VIEW - STREET



Material / color detail.

Active Facade at Republican

Rounded corner relates to rounded intersection proposed by SDOT and is less bulk, no sharp corner at intersection.

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## MASSING OPTIONS AND RELATIONSHIP TO NEIGHBORING CONTEXT:

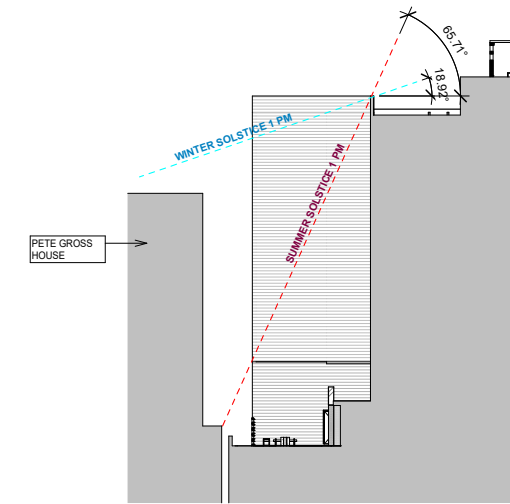
### COMMENT:

At the EDG meeting, the DRB supported the addition of a courtyard to maximize daylight and ventilation for the adjacent Pete Gross House and recommended studying the courtyard proportions to be shallower and wider, to create the best opportunity for light and air access.

Demonstrate that the design creates the best opportunity for light and air access. Provide shadow studies and include any alternate courtyard configurations studied in the draft packet.

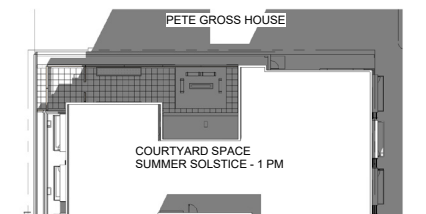
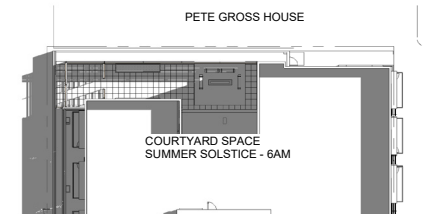
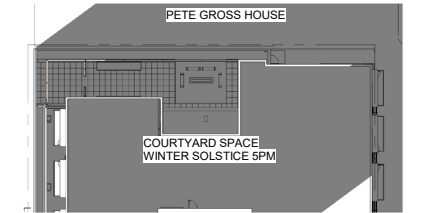
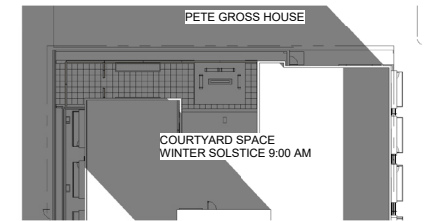
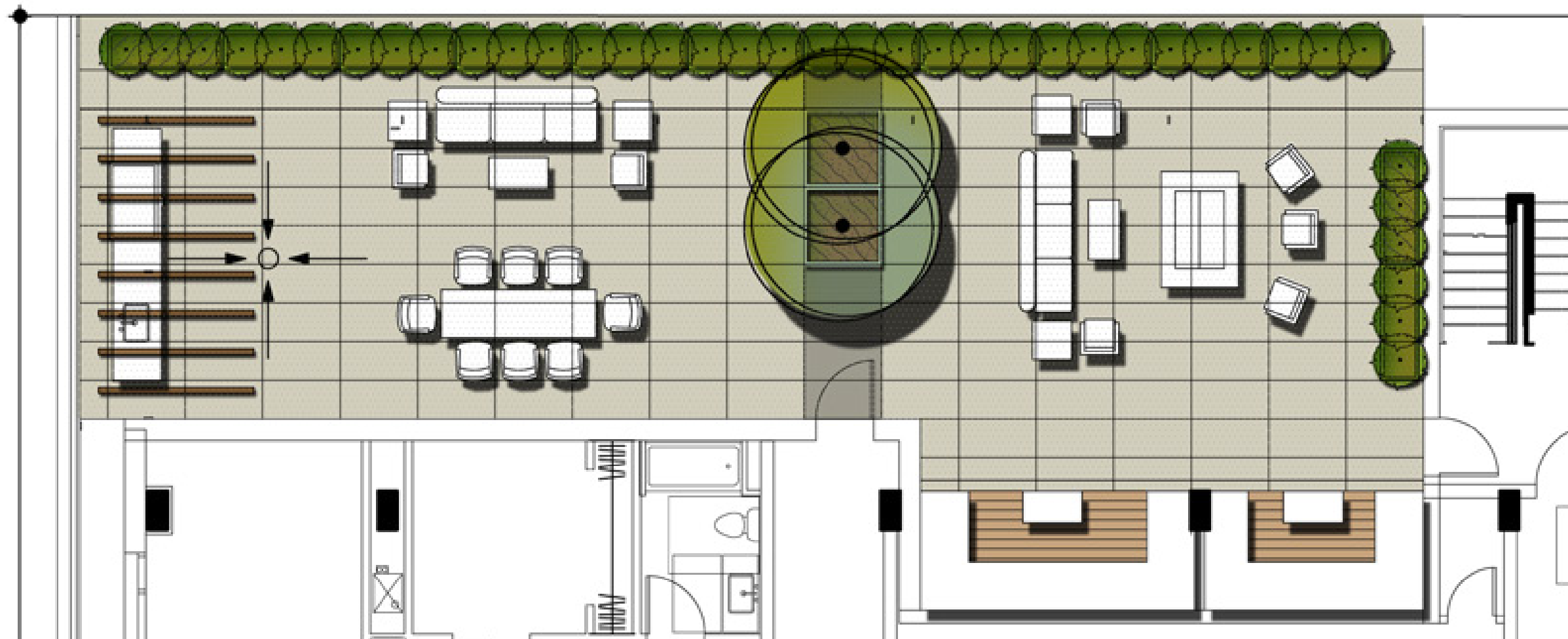
### RESPONSE:

We heard the board's feedback and have developed both a shallower and wider courtyard concept than before. We have provided more space for the outdoor amenity and given greater width between us and the neighboring building. We are also seeking to design the functions with screens and some overhead elements so as not to provide too much noise/distraction to our neighbors. Step lights are proposed to minimize glare to the neighbor along with downlights from the trellis element at the BBQ area.



^ SOLAR STUDY : SECTION

## v FLOOR PLAN





# COURTYARD - EXTERIOR LIGHTING



E1

## LED SURFACE ADJUSTABLE DOWNLIGHT

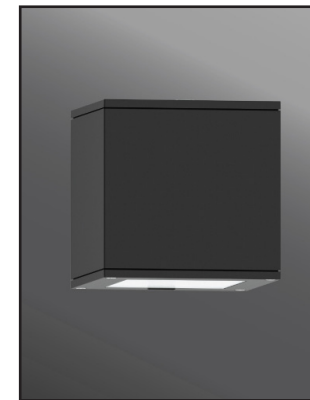
WALL MOUNT ADJUSTABLE DOWN LIGHTS PROVIDE BOTH AMBIENT AND ACCENT ILLUMINATION AT BBQ TRELLIS.



E6

## LED RECESSED DOWNLIGHT

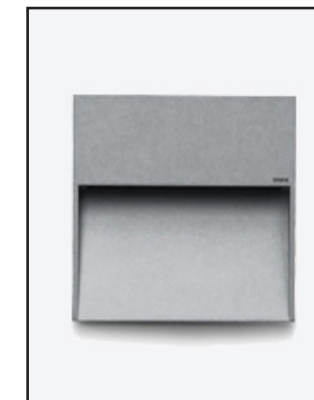
RECESSED LED DOWN LIGHTS PROVIDE A SOFT LEVEL OF ILLUMINATION ABOVE COVERED SEATING AREAS.



E7

## LED SURFACE WALL SCONCE

LED WALL SCONCES PROVIDE AMBIENT AND EGRESS ILLUMINATION AT TERRACE ENTRY /EXIT DOORS.



E8

## LED SURFACE STEP LIGHT

LOW PROFILE SURFACE MOUNT STEP LIGHTS PROVIDE SOFT LOW-LEVEL ILLUMINATION ALONG THE EGRESS PATHWAY.



# COURTYARD + ALLEY RENDERING





## STREETSCAPE; GROUND LEVEL ARRANGEMENT OF USES AND ENTRIES:

### COMMENT:

The DRB agreed that the arrangement of uses at the ground floor should be reexamined to provide a stronger connection to the public realm.

Relocating the fitness space is a significant step in the right direction. Clarify how the new uses contribute to the streetscape and pedestrian experience; include more information about the egg workspace, mixing lounge, easing/meeting areas and how these spaces will contribute to the public realm.

### COMMENT:

The DRB also encouraged relocating the main entrance to the corner. In the draft packet, provide an alternate study of an entrance at this location.

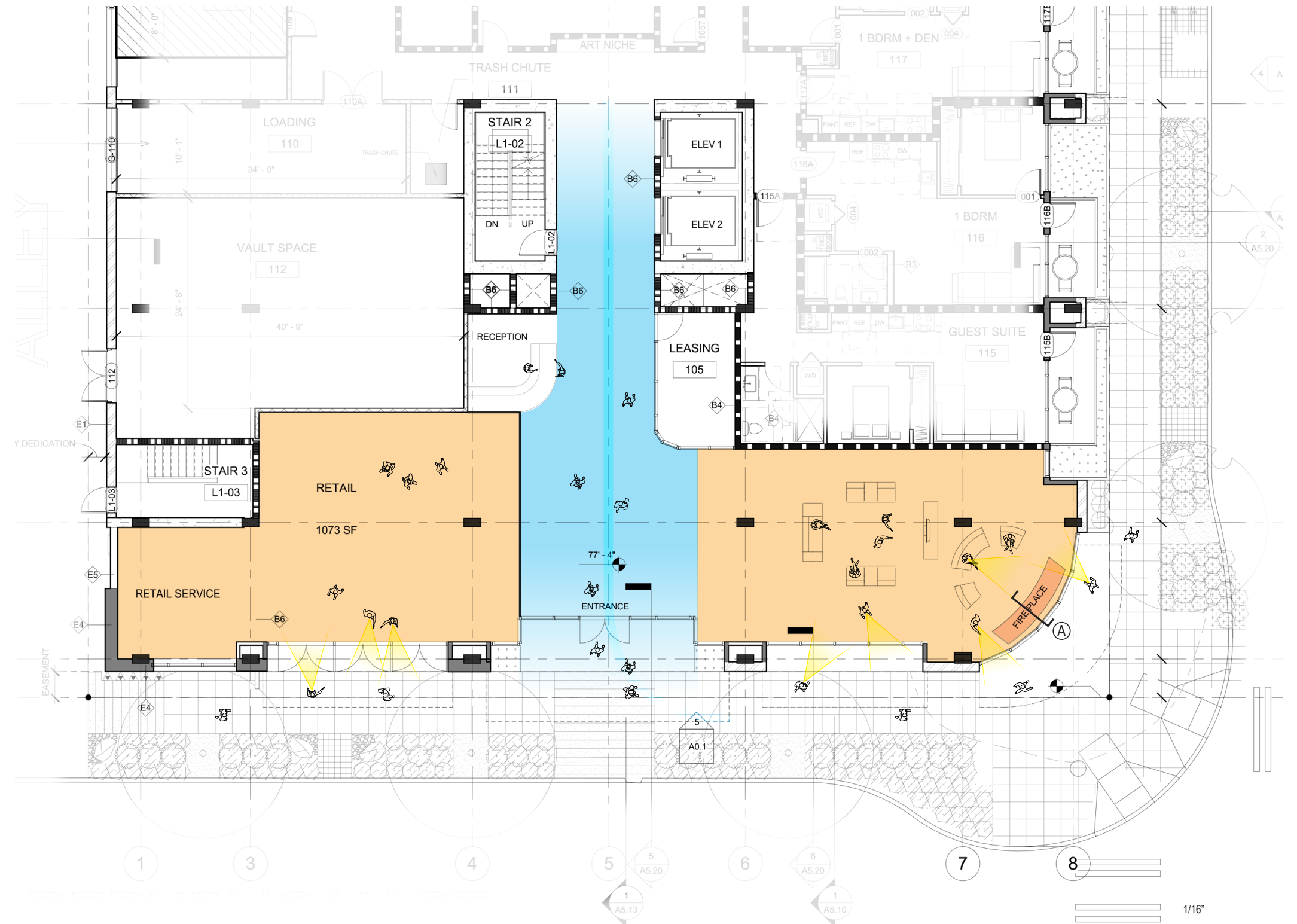
Related to this corner, the base curve does not align with the upper massing. It's difficult to determine the success of this massing shift with 2-D elevations. Provide pedestrian level renderings/sketches with more detail. Demonstrate a compelling and well-integrated expression.

### RESPONSE:

The fitness space has been relocated to level 2. The ground floor facing Republican now shows a retail space. The intent for this space is a small coffee shop, bakery, etc. We are seeking a use that will promote steady foot traffic throughout the day and create a more interactive environment with the street frontage. The storefront will have many openings and during the appropriate seasons could be left open to provide even better connections particularly during times when pedestrians are more prevalent. The large glass areas will provide great visibility and visual connections for when the weather is less conducive to opening the façade further.

The entry has been located at the center of the Republican facade as we feel that an entry at the corner will only increase the interior circulation space and will be more "dead" than active workspace. We propose a fireplace at the corner of Republican and Minor. This fireplace will activate the corner by drawing people toward it both at the interior and exterior. People lounging and working in this space will contribute to the public realm.

We also envision that there is a potential interior connection between lobby / retail / amenity. Opening this up means that the entire frontage along republican is open between and through almost as an extension of the street





## SOUTH-EAST CORNER STREETSCAPE



VIEW OF THE SOUTH-EAST CORNER



## STREETSCAPE DESIGN/LANDSCAPE:

### COMMENT:

It's not yet clear how the residential frontage along Minor transitions to the adjacent Pete Gross colonnade. Refine and develop the design with pedestrian level perspectives. While developing the design consider additional outdoor seating and/or extending landscape buffer.

Clarify the materials and detailing of the residential frontage. On the landscape plan (sheet L1.00), provide more information (material, color, etc.) on the residential frontage gates, raised planters, etc.

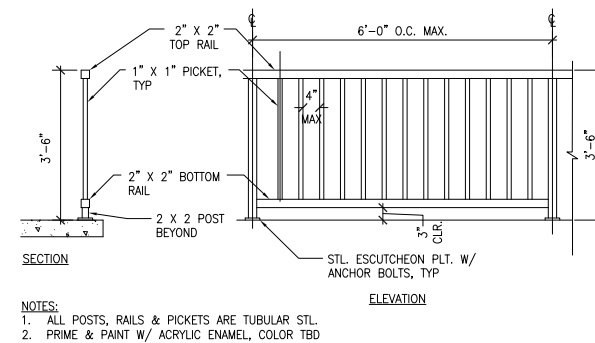
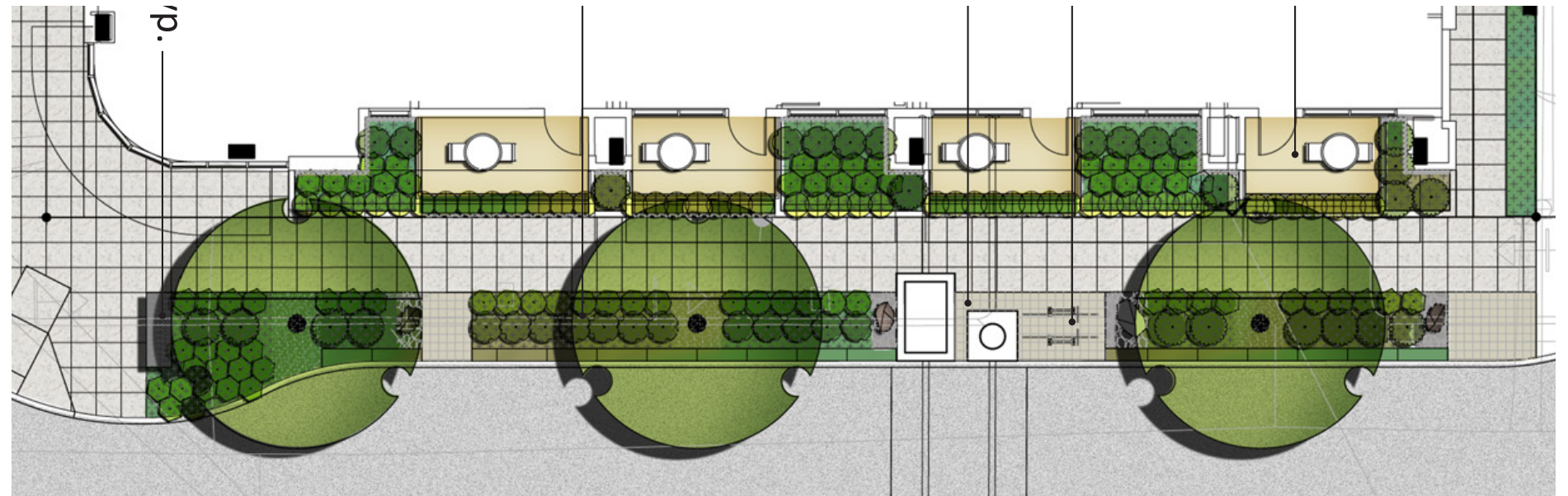
### RESPONSE:

We prefer to have patios at each of these entries. We considered a couple options along this frontage. (1) Where units enter from the sidewalk through a gate. (2) Where the patio is enclosed.

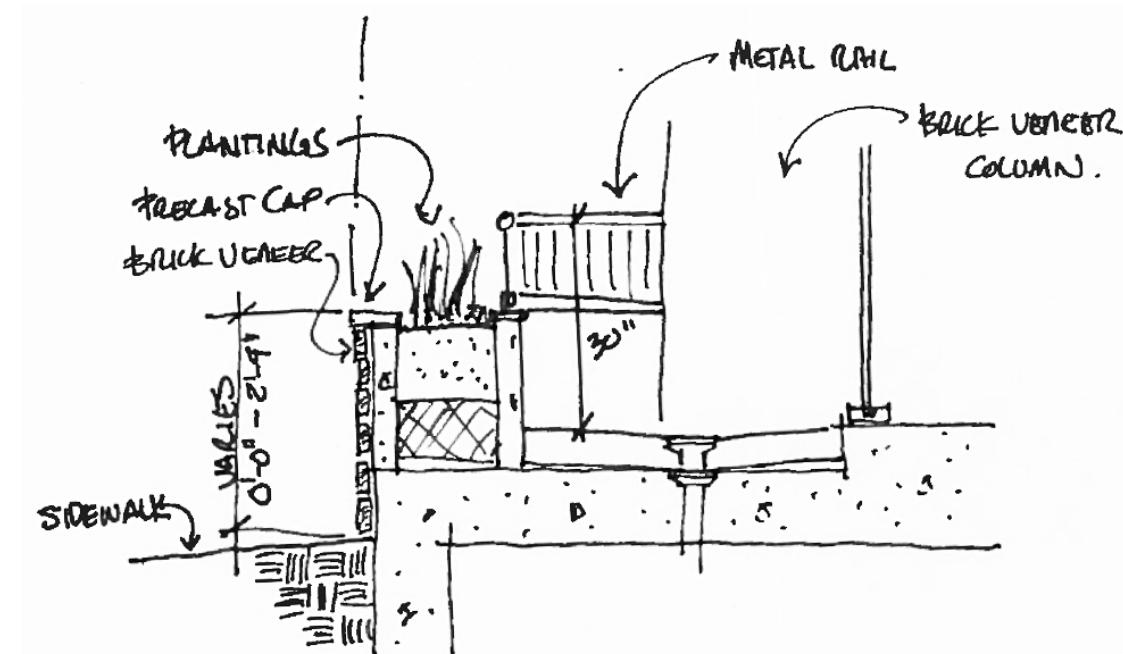
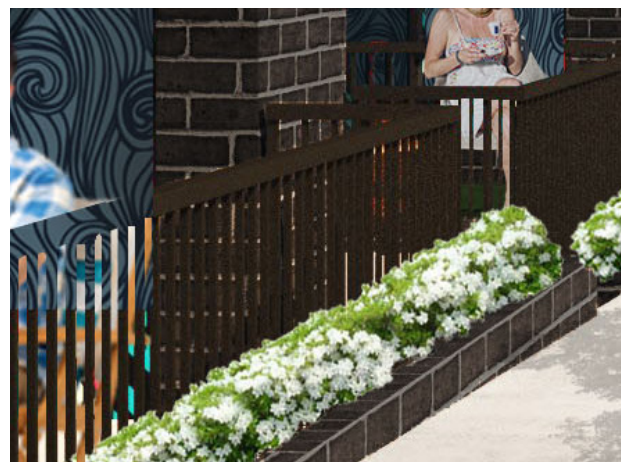
We prefer the 2nd option. Our primary goal is to make these spaces as usable as possible. If we make this an entry point, more space goes to circulation and it becomes more of a public space than a space where the resident can engage with the public. The grade changes will require a step or two which also further chops up the space, making it less functional.

We are proposing a low wall and plantings to create the necessary buffer for a resident to feel like they have ownership of the space but low and enough that it does not detract from potential social interaction.

As for the relationship to the Pete Gross house, we have provided a landscape buffer, similar to theirs. Previously this space was covered on our property, making it dark and less inviting. We have opened it up so that we can introduce natural light into this area.



## GUARDRAIL AT TERRACE



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1170 REPUBLICAN STREET / MUP RECOMMENDATION MEETING





## MINOR AVE STREETSCAPE / DECK STUDY



VIEW ALONG MINOR AVE



## MINOR AVE STREETSCAPE / DECK STUDY



VIEW OF THE PROPERTY LIMIT WITH PETE GROSS BUILDING



## 5. ARCHITECTURAL CONCEPT AND MATERIALITY:

### COMMENT:

For the elevations, include more detailed material descriptions and specify color using callouts or a material legend. Clarify the type of wood siding proposed and balcony/railing materials. Also provide more information about material transitions between the wood siding and masonry.

The DRB supported graffiti art as an opportunity to strengthen the architectural expression. The response in Attachment B is noted; provide more specific information about the art, including the design concept/intent in the draft packet.

### RESPONSE:

A concept of the art panels is depicted to the left. It does not represent the final design and color but we are targeting something that appears more hand made/carved.

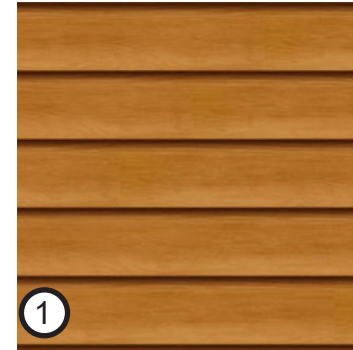
On the interior this could literally be carved wood panels. On the exterior it may need to be more of a printed application for durability but we would look to give the image sufficient depth so that it maintained a similar character to the more detailed interior elements.

We would likely select one color and pattern but it would be pervasive throughout the interior of the project as well so that it has a richer relevance than just randomly applied panels.

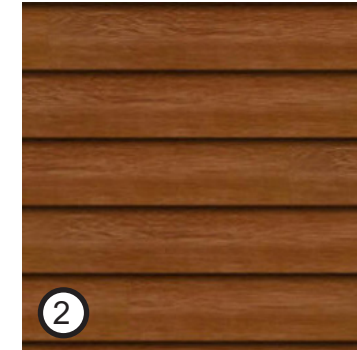




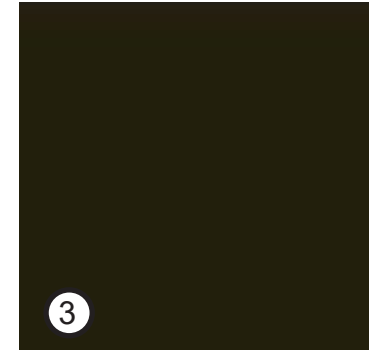
# FACADE MATERIALS



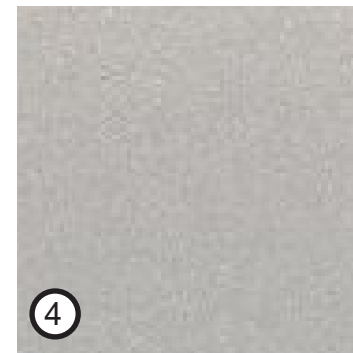
FC\_1



FC\_2



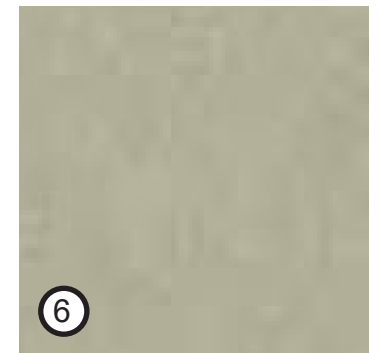
ALU\_4, VYNL\_1, SCR-1, STL\_1



ALU\_1



MP\_1



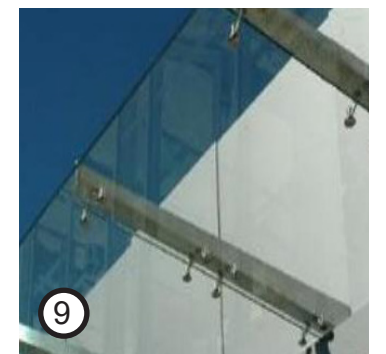
MP\_2



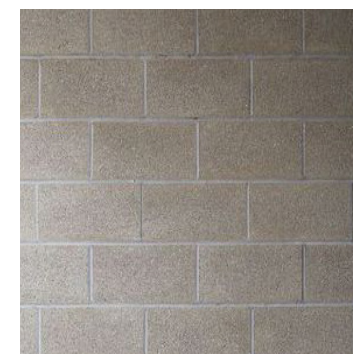
BV\_1



ART PANEL CONCEPT



9



CMU\_1



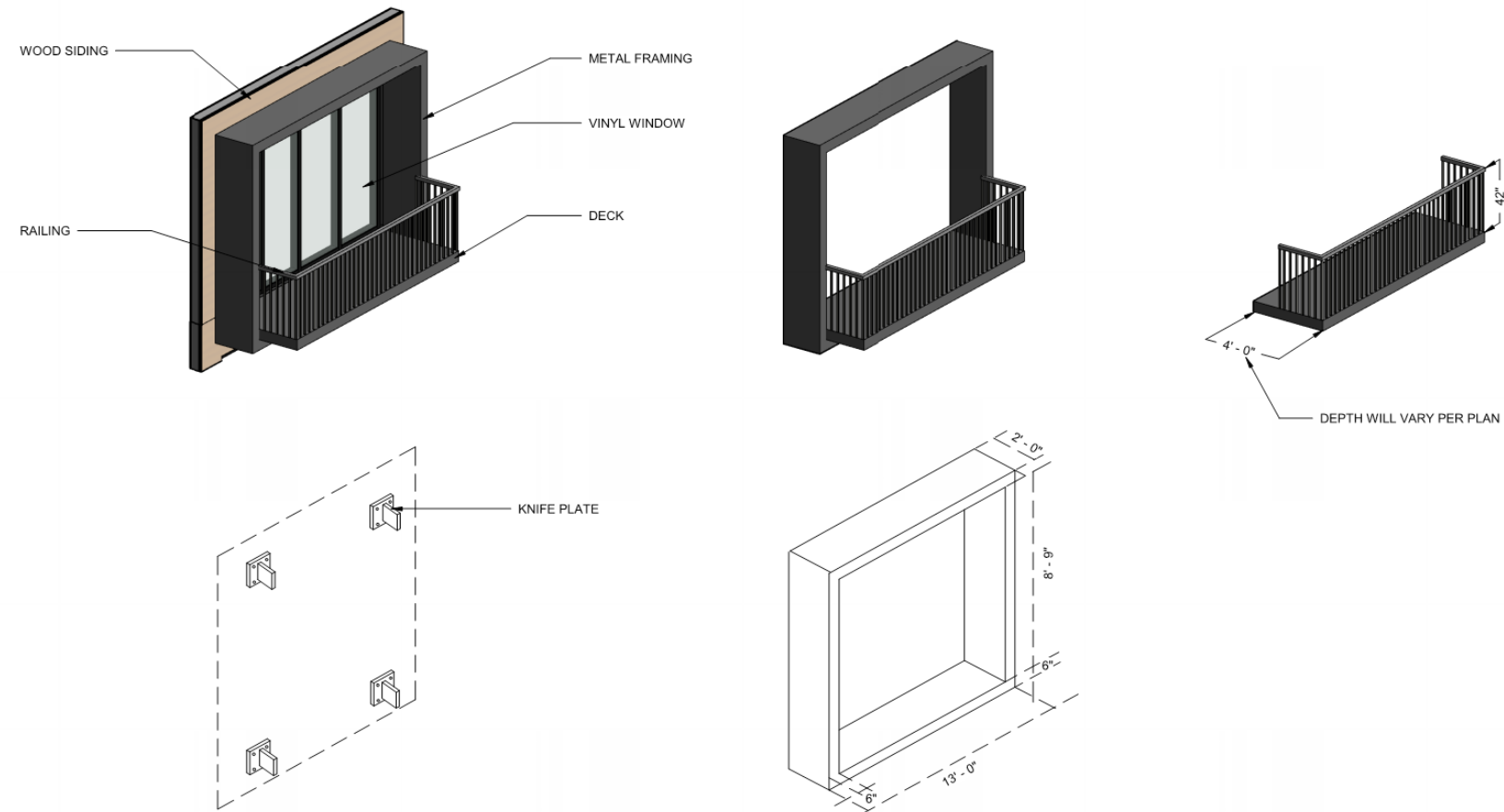
CONC\_1



# MIRADOR FACADE ACCENT



EDG Concept



Current Proposal

## MIRADOR FEATURE ELEMENT

The mirador is a typical element of the northern Spanish architecture which projects out from the façade and defines a transitional space between interior and exterior. It offers views and serves as a visual connection to the street. Traditionally they are closed by windows on both the interior and exterior side to optimize the thermal isolation and protect the dwellers from the wind and the rain.

Our project proposes a new interpretation of this architectural element by giving it a contemporary design. By opening it up to the exterior it creates a better connection with the urban landscape and views. Doing so, we provide an exterior space to the unit that will still be protected from the bad weather thanks to the frame around it and provide a small sense of privacy from the adjacent units.



## STREETSCAPE AND OVERALL BUILDING



VIEW FROM REPUBLICAN ST



## STREETSCAPE AND OVERALL BUILDING



BIRD'S EYE VIEW



## STREETSCAPE AND OVERALL BUILDING



VIEW ALONG REPUBLICAN ST



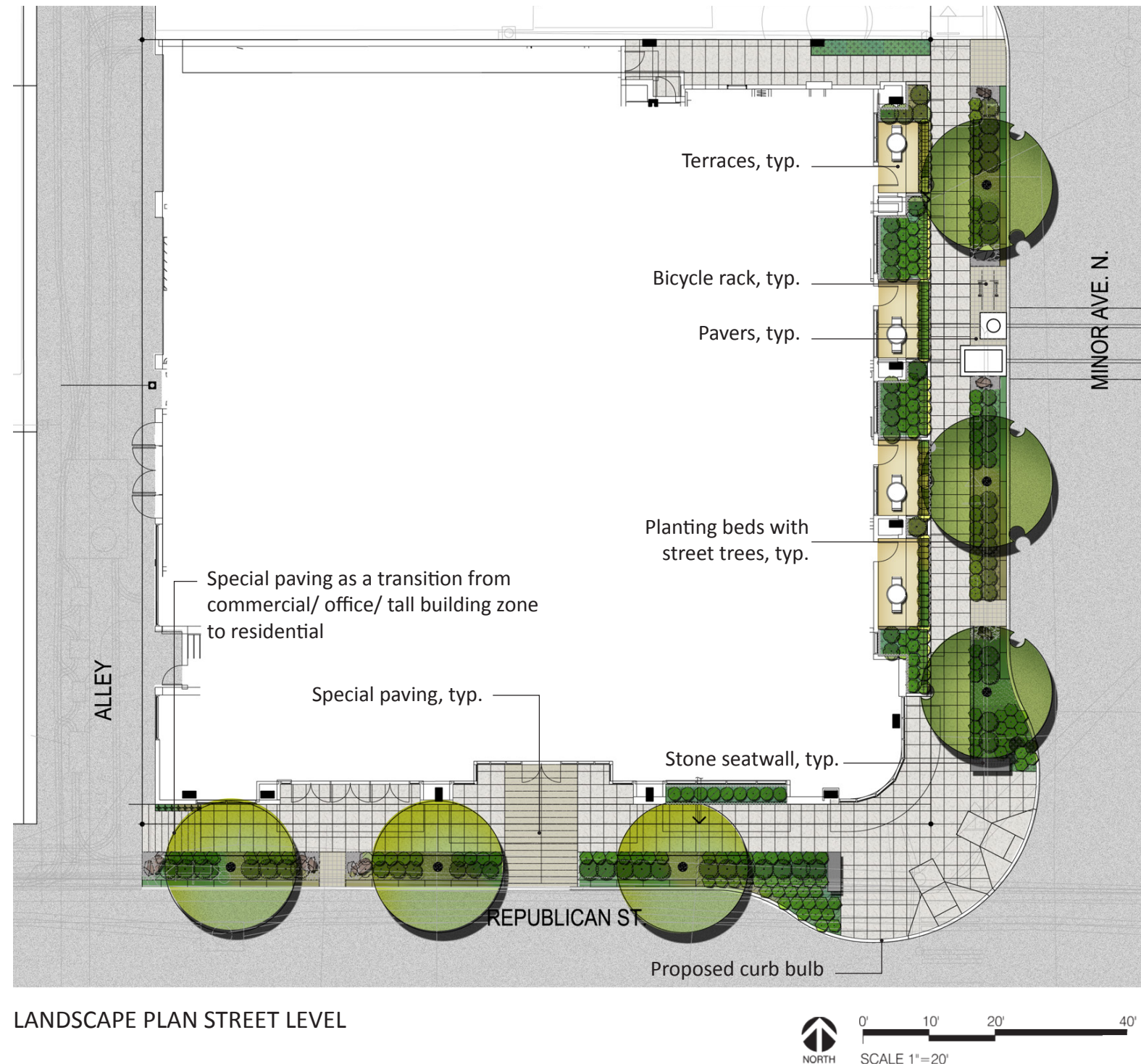
## STREETSCAPE AND OVERALL BUILDING



VIEW AT INTERSECTION OF REPUBLICAN AND MINOR



# LANDSCAPE PLANS - STREET LEVEL



LANDSCAPE PLAN STREET LEVEL



Lush planting beds with street trees



## ROW CONCRETE PAVING:

2' X 2' SCORING  
W/ LT. BROOM FIN.,  
SAWCUT JTS., NO SHINERS

SAWCUT JTS., NO SHINERS,  
LT. SANDBLAST FIN.

8" X 8" PRECAST CONC.  
PAVERS, MORTAR SET

## ROW OTHER MATERIALS:

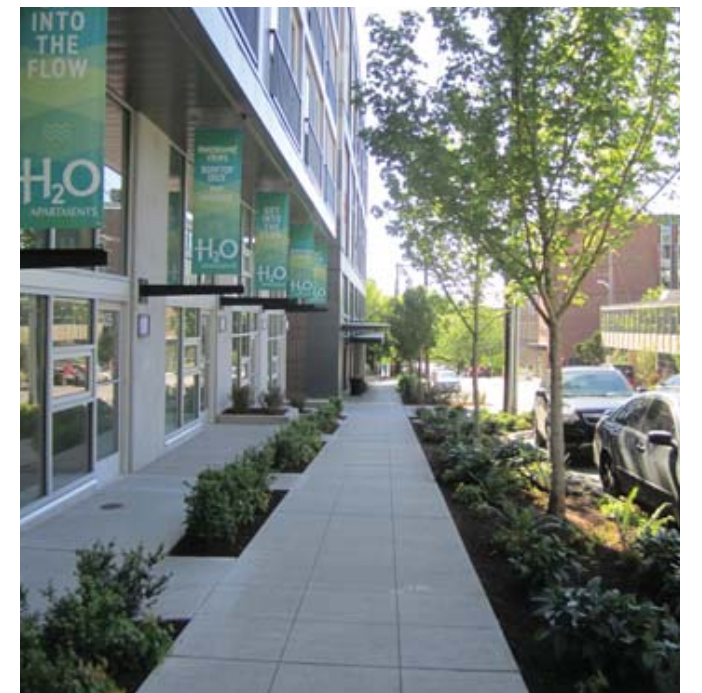
3-8" WASHED RIVER ROCK

2' W X 17" HT. SOLID STONE  
SEAT WALL: HONED TOP, SPLIT FACE SIDES

GRANITE BOULDER

## ONSITE MATERIALS:

1-1/2" WASHED DRAIN ROCK



Outdoor terraces on street

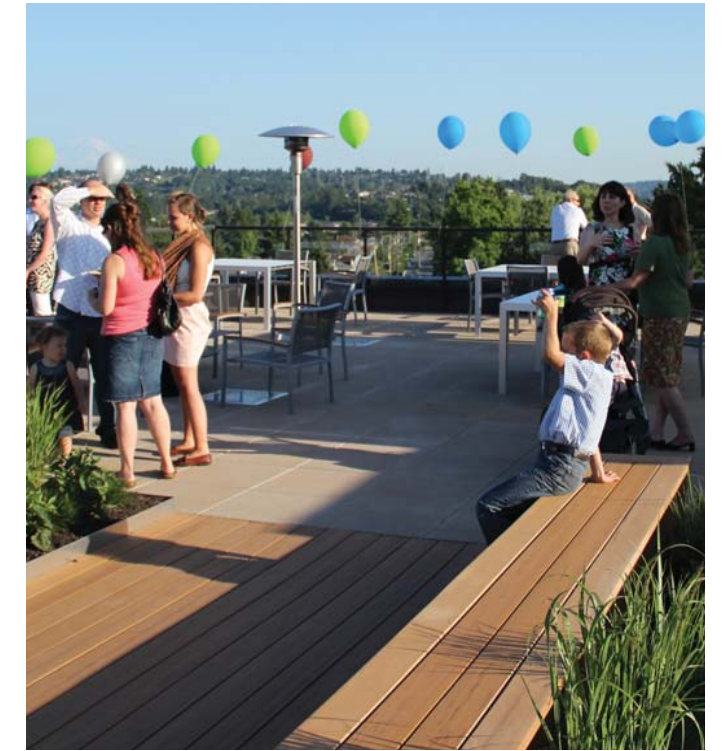
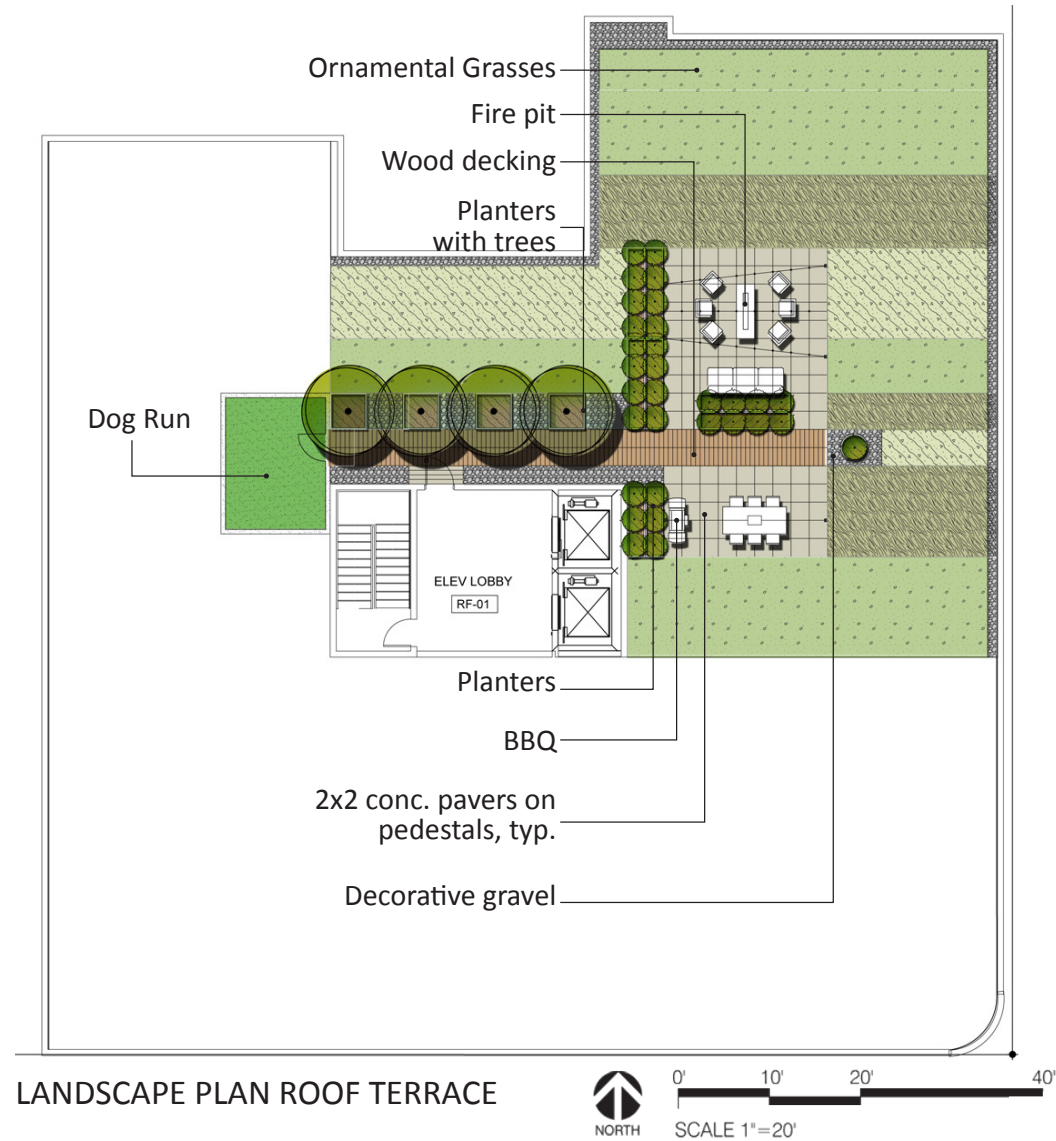
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1170 REPUBLICAN STREET / MUP RECOMMENDATION MEETING





# LANDSCAPE PLANS - LEVEL 3 AND ROOF



Decking & Pavers



Gathering & Fire Pit

## MATERIALS & FINISHES - ROOF

**CONCRETE PAVERS**  
24"x24" PRECAST CONC. PAVERS ON PEDESTALS  
ABBOTSFORD CONCRETE PRODUCTS 800-663-4091  
COLOR/FINISH: TEXADA - NATURAL

**ROOF DECKING**  
2" X 2" IPE WOOD TILE-SMOOTH (ON PEDESTALS)  
W/ 6" PLANKS  
BISON INNOVATIVE PRODUCTS 800-333-4234

**GRAVEL MAINTENANCE STRIP**  
1-1/2" WASHED DRAIN ROCK

**PREMANUFACTURED PLANTERS**  
FIBERGLASS PLANTERS  
TOURNESOL SITEWORKS: "WILSHIRE"  
OR APPROVED EQUAL, COLOR - BLACK OR TBD  
800-542-2282

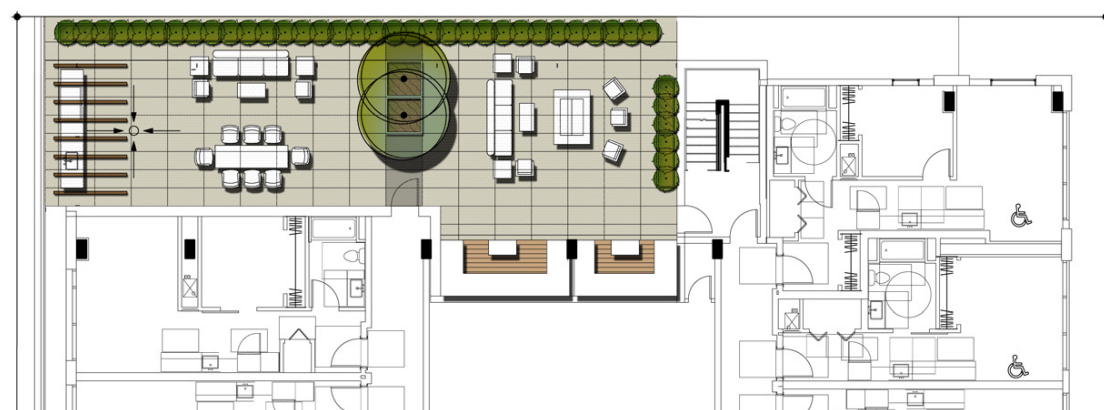
48" X 48" X 36" HT.

**GREEN ROOF TRAYS**  
LIVE ROOF MAX MODULE 8"  
SYSTEM W/ SOIL ELEVATOR  
& LIVE ROOF MAX 8.5" TALL  
ALUM. EDGE RESTRAINT

**GAS FIREPLACE**  
PALOFORM: "ROBATA LINEAR FIRE PIT"  
6' X 2', NATURAL GAS, CHARCOAL & STAINLESS,  
BLACK LAVA PEBBLE  
888-823-8883

**BBQ**  
TBD

**SITE FURNITURE**  
N.I.C.



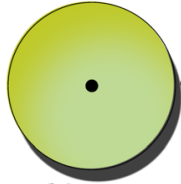
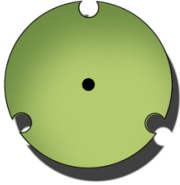








03/14/18








1170 REPUBLICAN STREET / MUP RECOMMENDATION MEETING





# LANDSCAPE PLANS - PLANT SCHEDULE STREET LEVEL

PLANT SCHEDULE STREET LEVEL		
TREES	CODE	BOTANICAL NAME / COMMON NAME
	CC	Carpinus caroliniana / American Hornbeam
	UE	Ulmus 'Morton' Accolade / Elm
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	AH	Azalea x 'Hino Crimson' / Hino Crimson Azalea
	BW	Buxus microphylla japonica 'Winter Gem' * / Winter Gem Boxwood
	EH	Equisetum hyemale / Horsetail Reed Grass
	IC	Ilex crenata 'Convexa' * / Convex-leaved Japanese Holly
	NM	Nandina domestica 'Moon Bay' * / Heavenly Bamboo
	VD	Viburnum davidii * / David Viburnum
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	FC	Fragaria chiloensis * / Beach Strawberry
	PT	Pachysandra terminalis * / Japanese Spurge

PLANT SCHEDULE L2, L4 & ROOF		
TREES	CODE	BOTANICAL NAME / COMMON NAME
	PP	Parrotia persica / Persian Parrotia
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	PA	Phyllostachys aurea / Golden Bamboo
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME
	MM	Miscanthus sinensis 'Morning Light' / Eulalia Grass
	NT	Nassella tenuissima / Mexican Feather Grass
	PB	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	BIO	Biofiltration planter / Juncus, Carex, Dogwood
	OP	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass

## TREES



Carpinus caroliniana/ American Hornbeam

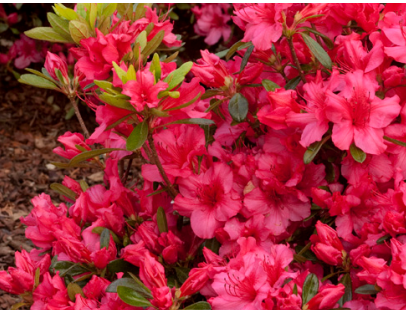


Ulmus 'Morton' accolade/ Elm



Parrotia persica/ Persian Parrotia

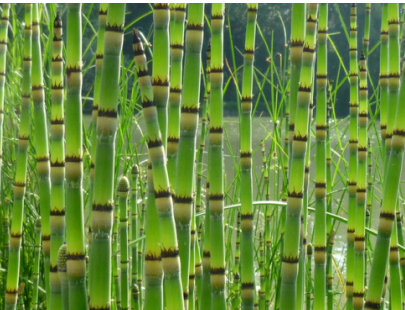
## SHRUBS



Azalea x 'Hino Crimson'/  
Hino Crimson Azalea



Buxus microphylla japonica 'Winter Gem'/  
Winter Gem Boxwood



Equisetum hyemale/ Horsetail Reed Grass



Ilex crenata 'Convexa'/ Convex-leaved  
Japanese Holly



Nandina domestica/ Heavenly Bamboo



Viburnum davidii/ David Viburnum



Phyllostachys aurea/ Golden Bamboo



Miscanthus sinensis 'Morning Light'/  
Eulalia Grass



Nassella tenuissima/ Mexican Feather  
Grass



Pennisetum alopecuroides 'Little Bunny'/  
Little Bunny Fountain Grass

## GROUNDCOVERS



Fragaria chiloensis/ Beach Strawberry



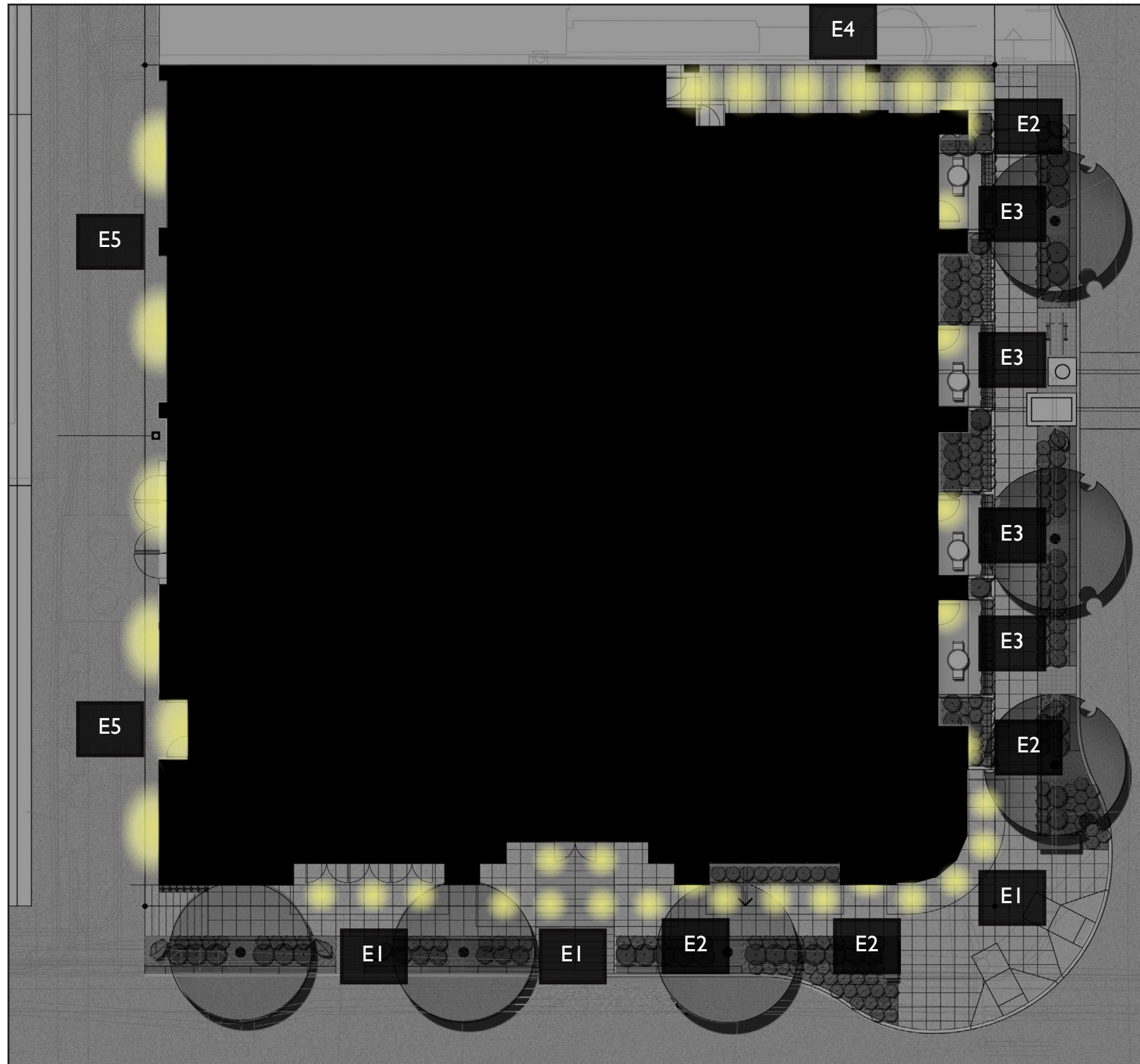
Pachysandra terminalis/ Japanese Spurge



Ophiopogon planiscapus 'Nigrescens'/  
Black Mondo Grass



# EXTERIOR LIGHTING GLOW PLANS - STREET LEVEL



E1

## LED SURFACE ADJUSTABLE DOWNLIGHT

DOWNLIGHTS MOUNTED TO THE GLASS CANOPY STRUCTURE PROVIDES AMBIENT LIGHTING FOR A CLEAN INSTALLATION.



E2

## LED SURFACE WALL UPLIGHT & DOWNLIGHT SCONCE

WALL SCONCE WITH UP AND DOWN LIGHTS ACCENT THE BRICK FACADE.



E3

## LED SURFACE WALL SCONCE

WALL SCONCE WITH DOWNLIGHT PROVIDES AMBIENT LIGHTING AT RESIDENTIAL ENTRIES.



E4

## LED SURFACE CEILING DOWNLIGHT

SURFACE CEILING CYLINDER DOWNLIGHT UNDER SOLID CANOPY PROVIDES AMBIENT LIGHTING AT THE RAMP.



E5

## LED SURFACE WALL PACK

ADA COMPLIANCE WALL PACKS PROVIDE AMBIENT LIGHTING IN THE ALLEY FOR SAFETY AND SECURITY.





ELEVATION - SOUTH



# ELEVATIONS



ELEVATION - EAST



# ELEVATIONS



ELEVATION - WEST

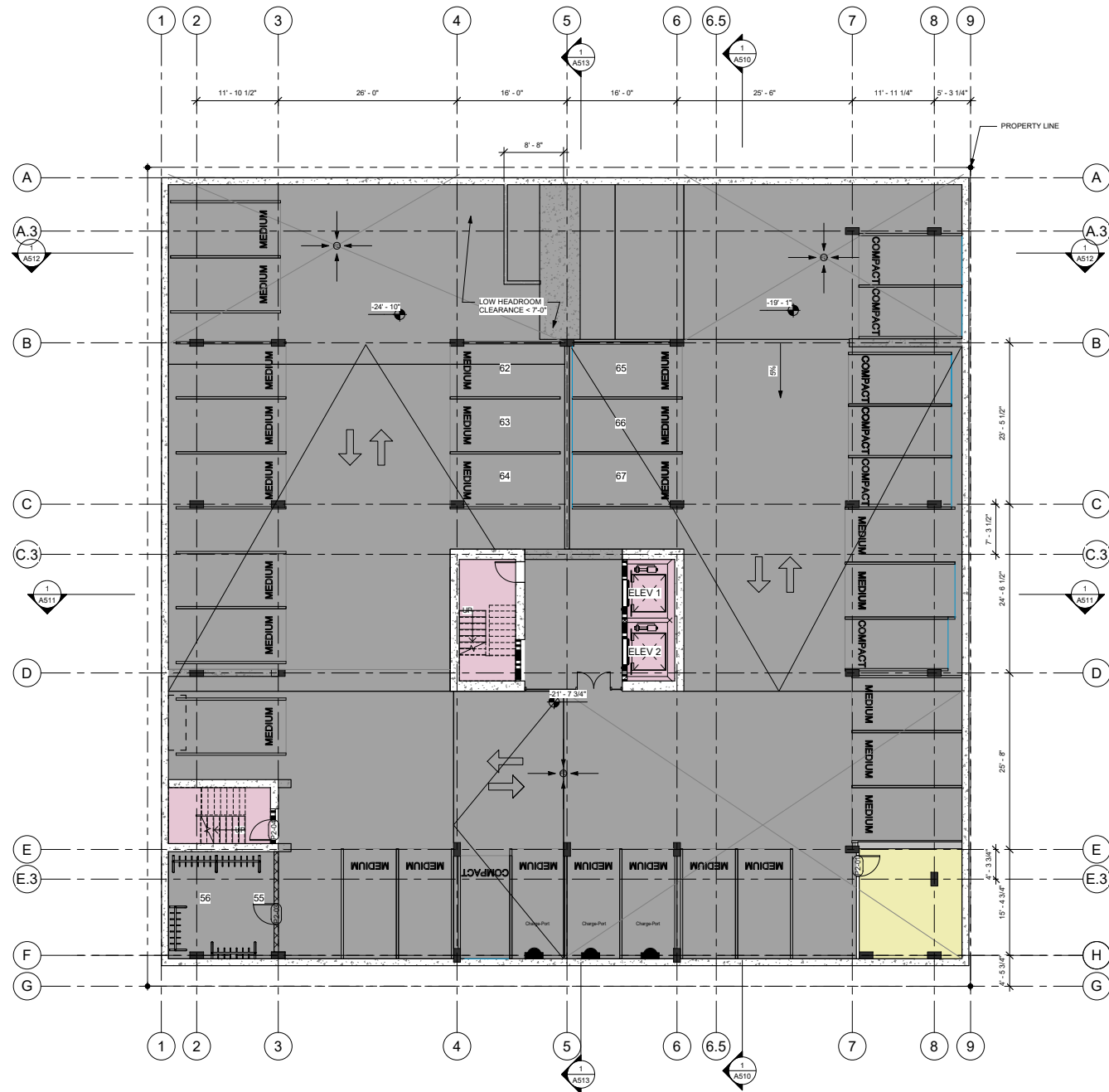


# ELEVATIONS

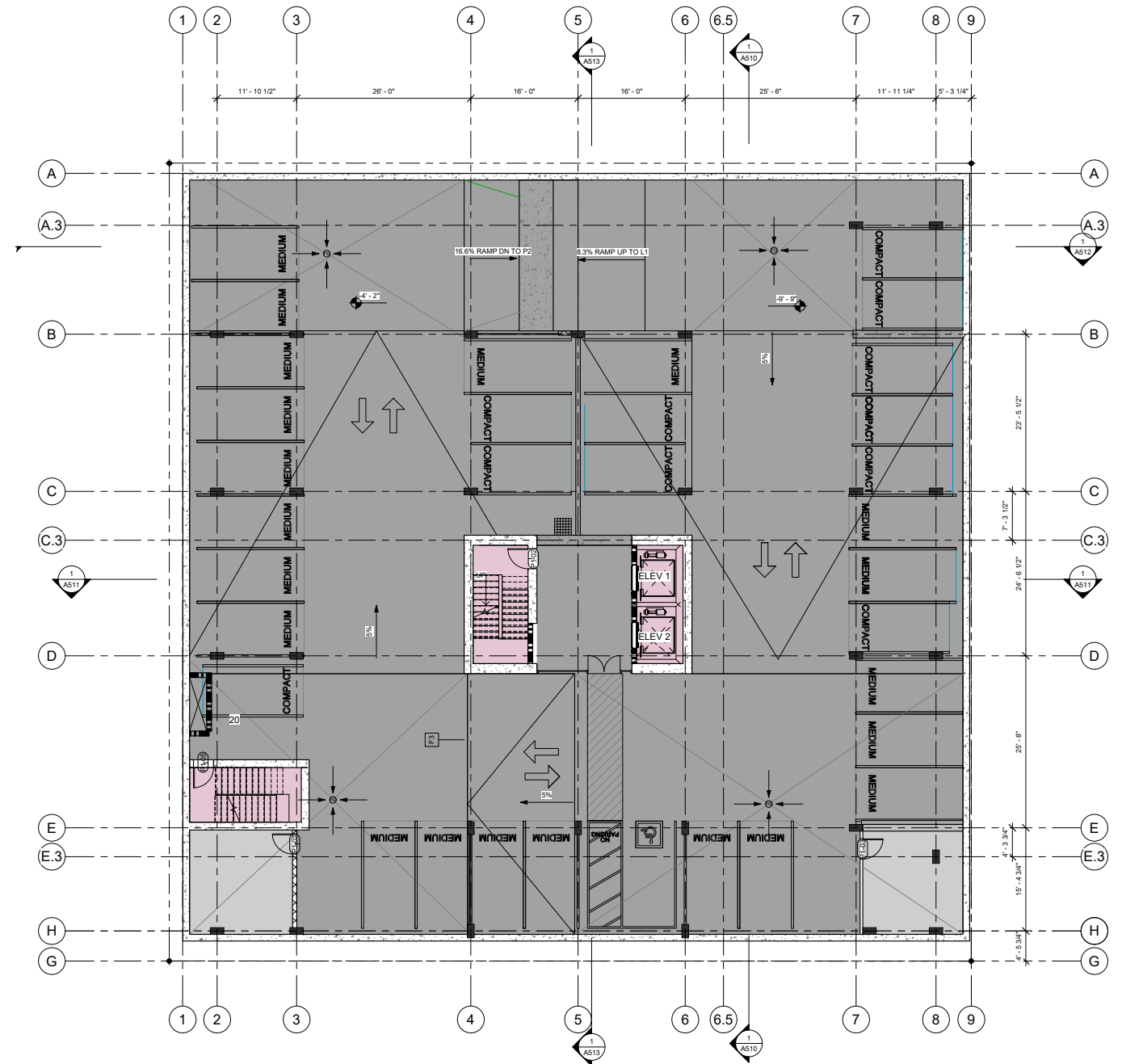


ELEVATION - NORTH





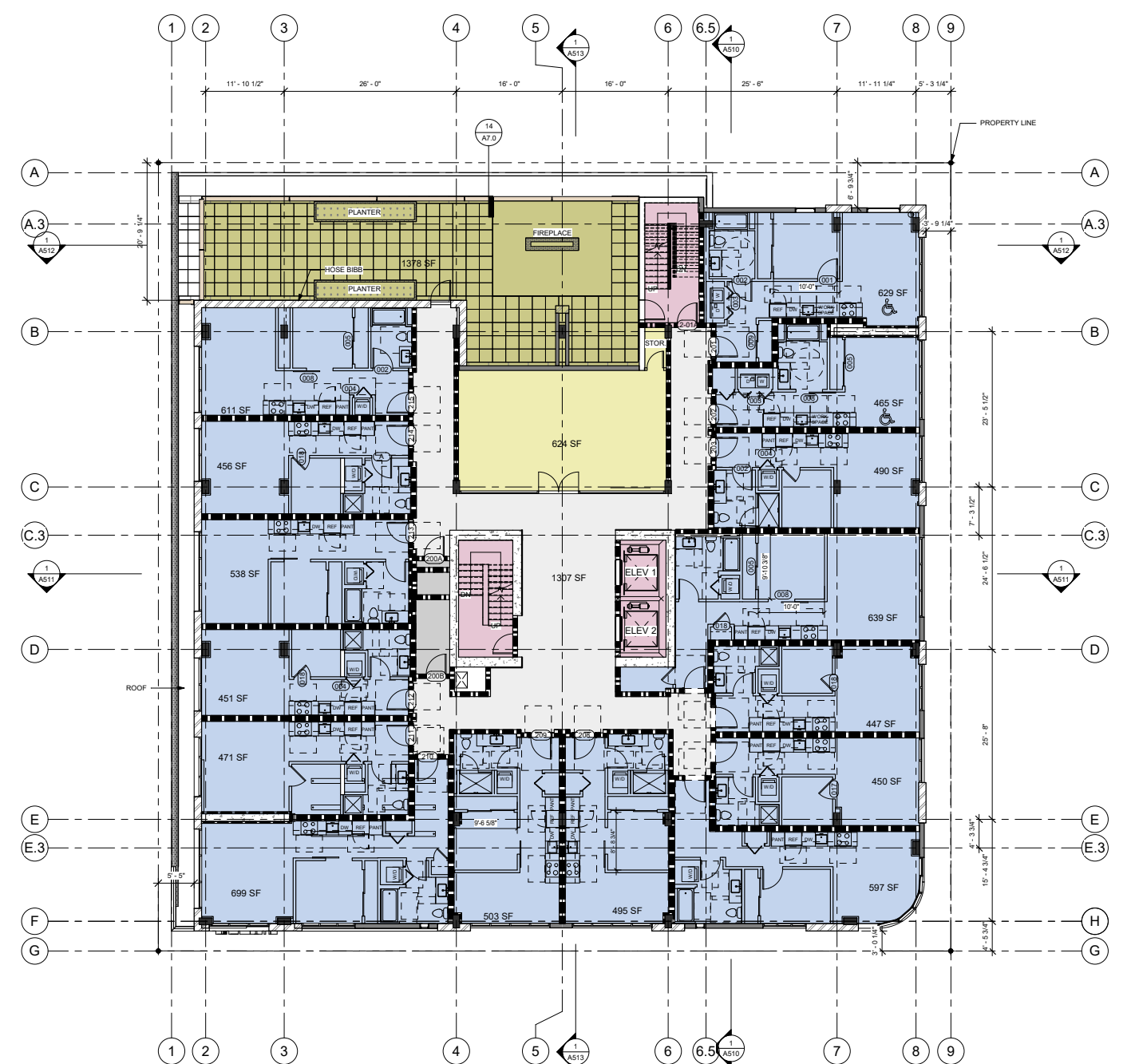
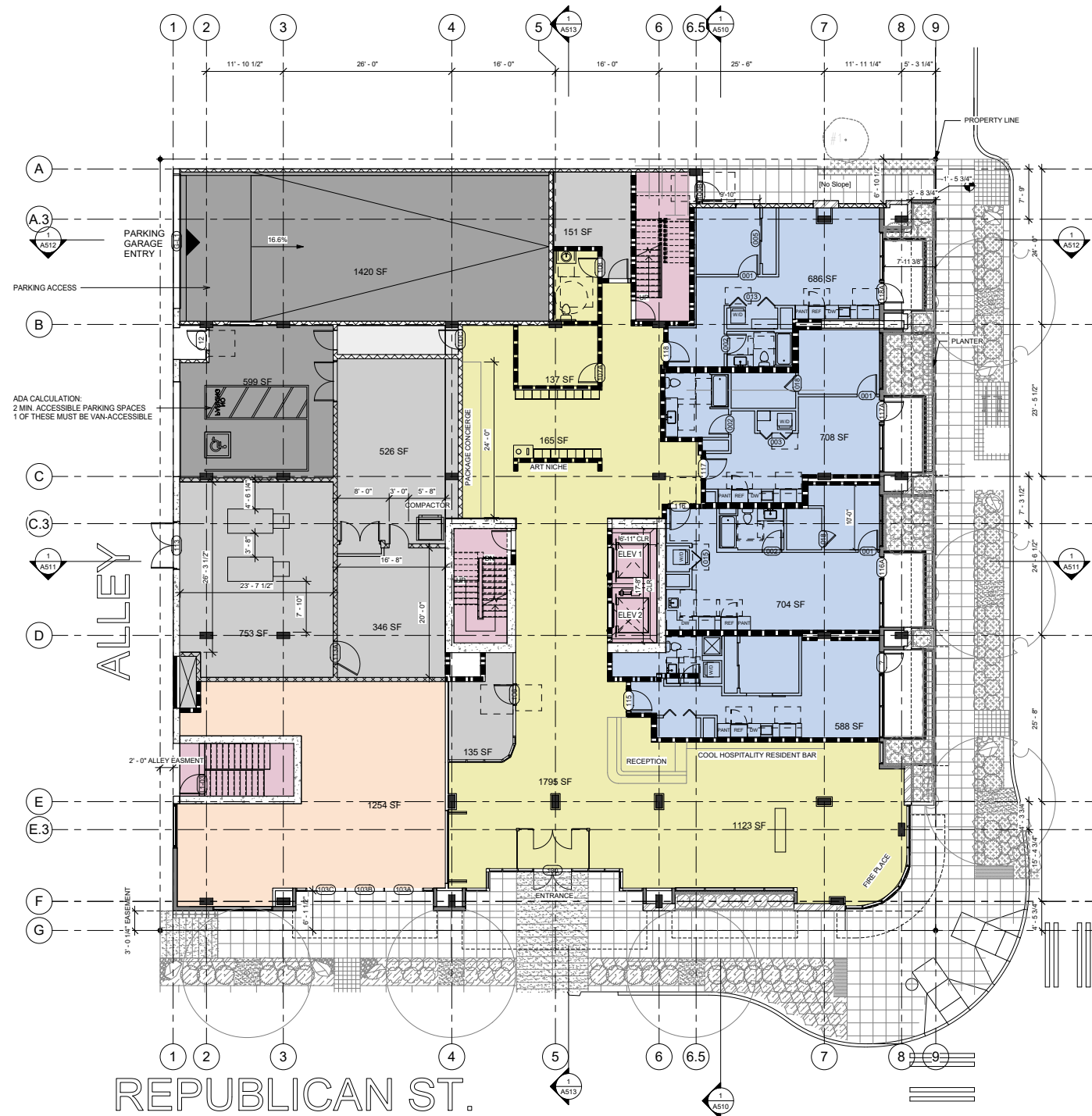
FLOOR PLAN - LEVEL P2



FLOOR PLAN - LEVEL P1

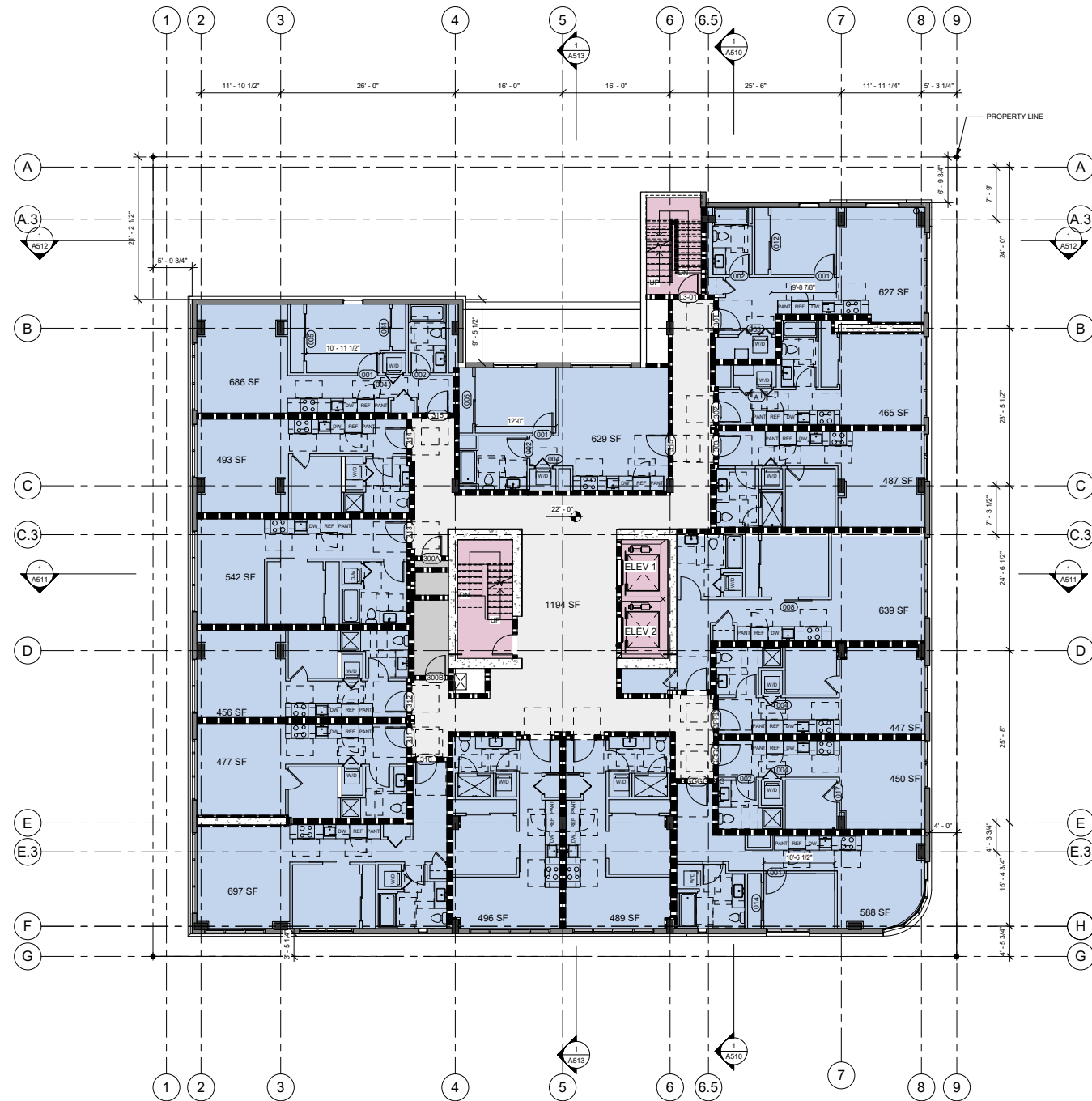


# FLOOR PLANS

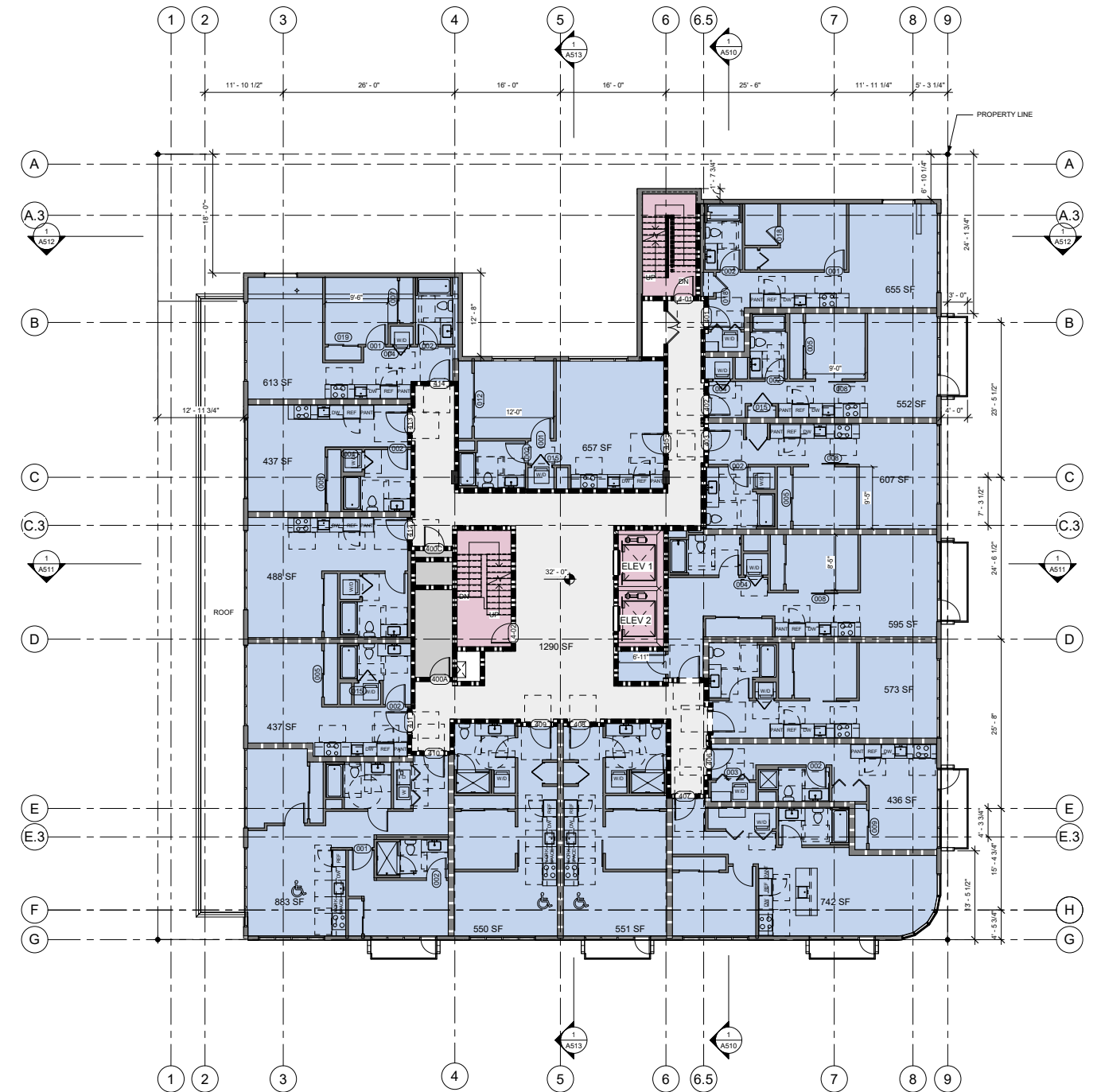


LEVEL 2 - FLOOR PLAN





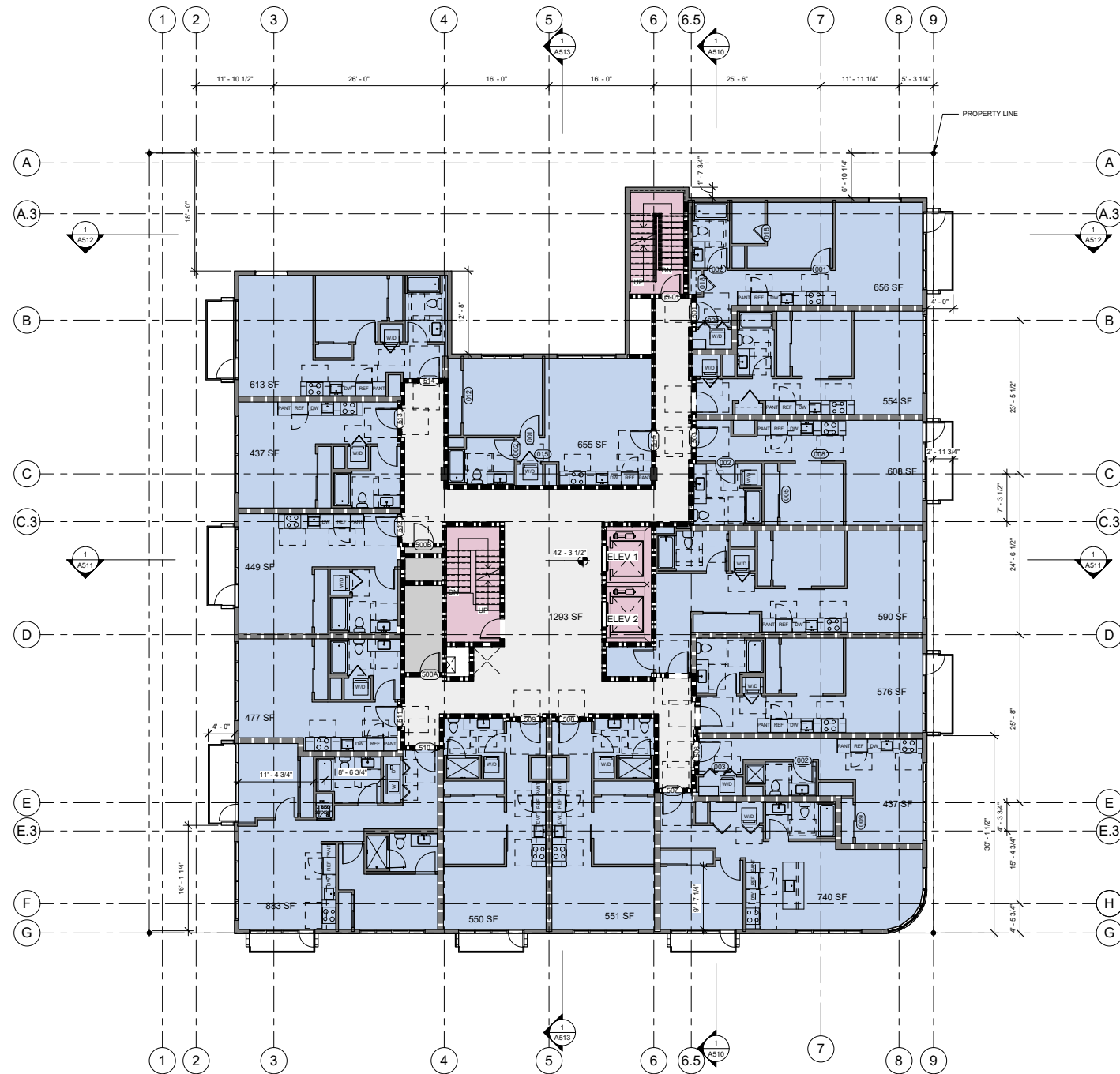
FLOOR PLAN - LEVEL 3



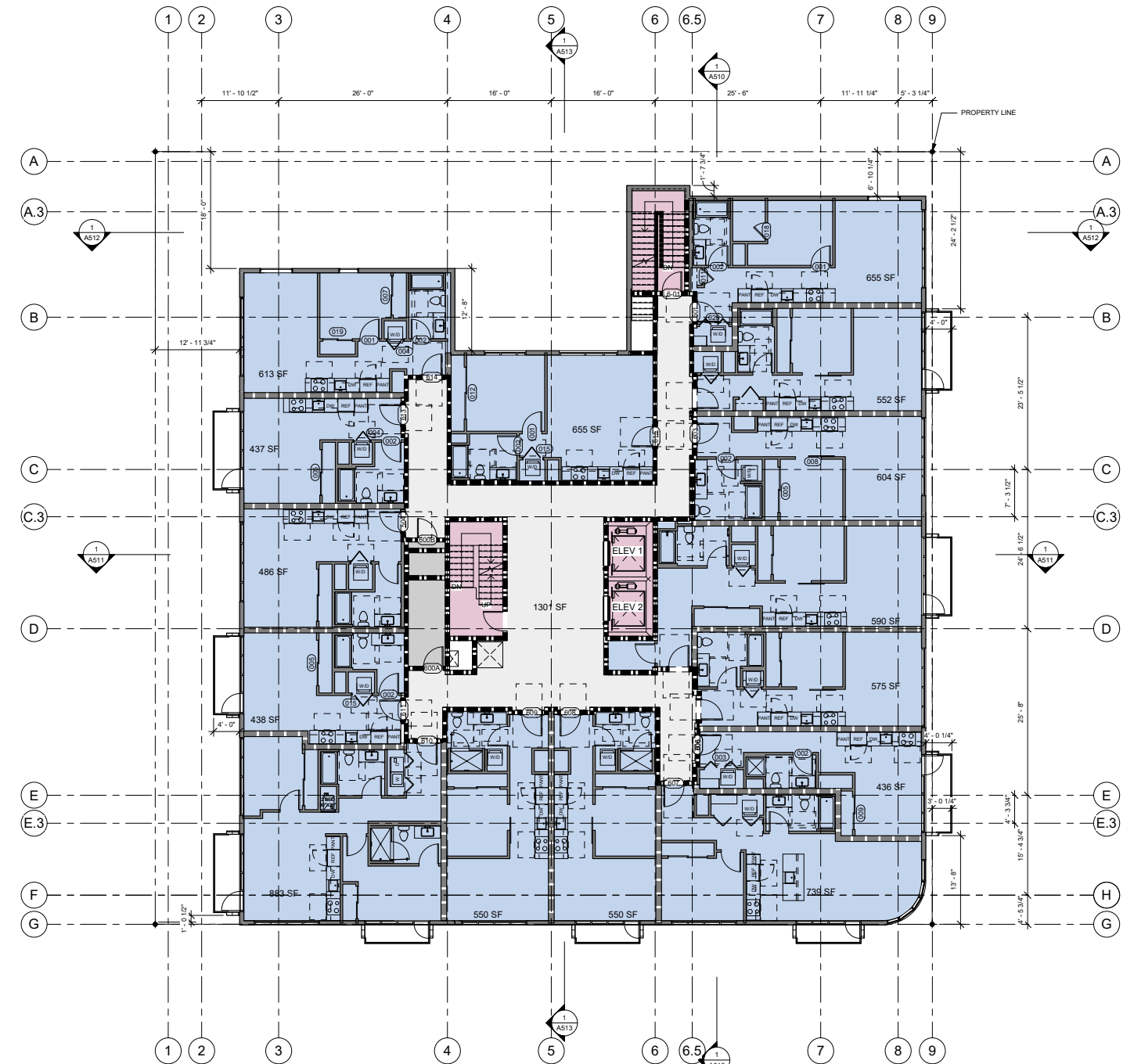
FLOOR PLAN - LEVEL 4



# FLOOR PLANS

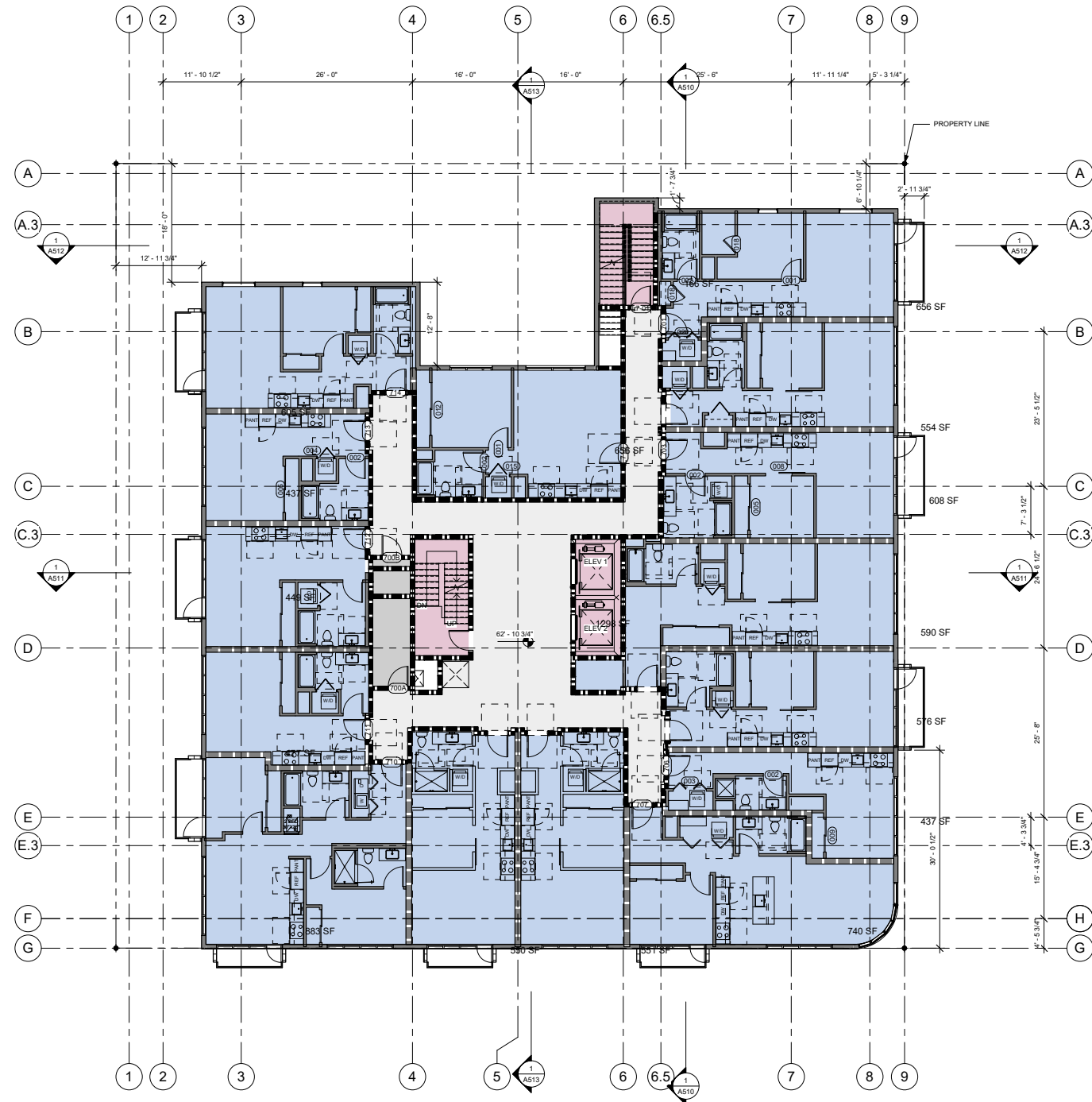


FLOOR PLAN - LEVEL 5

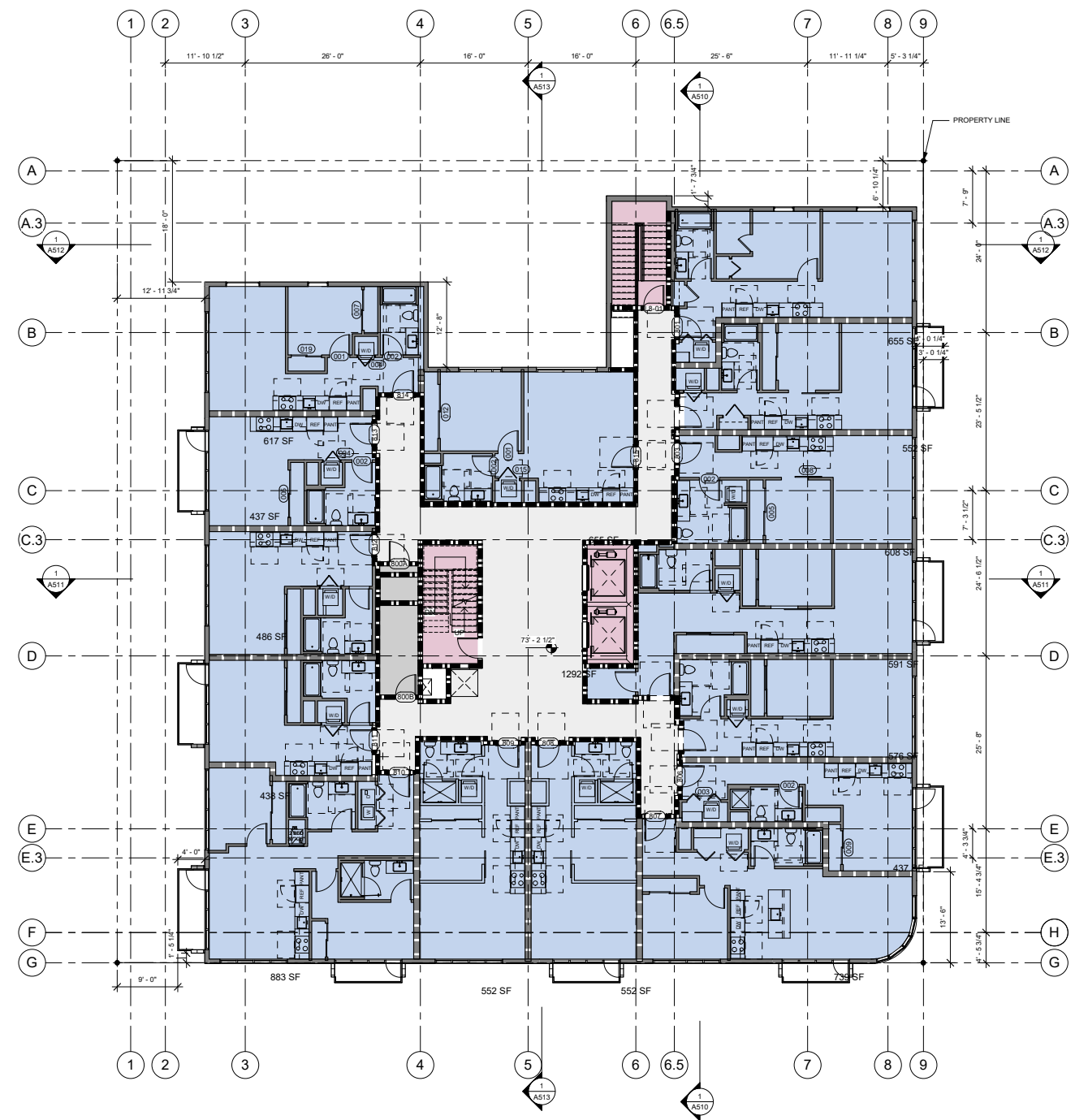


FLOOR PLAN - LEVEL 6





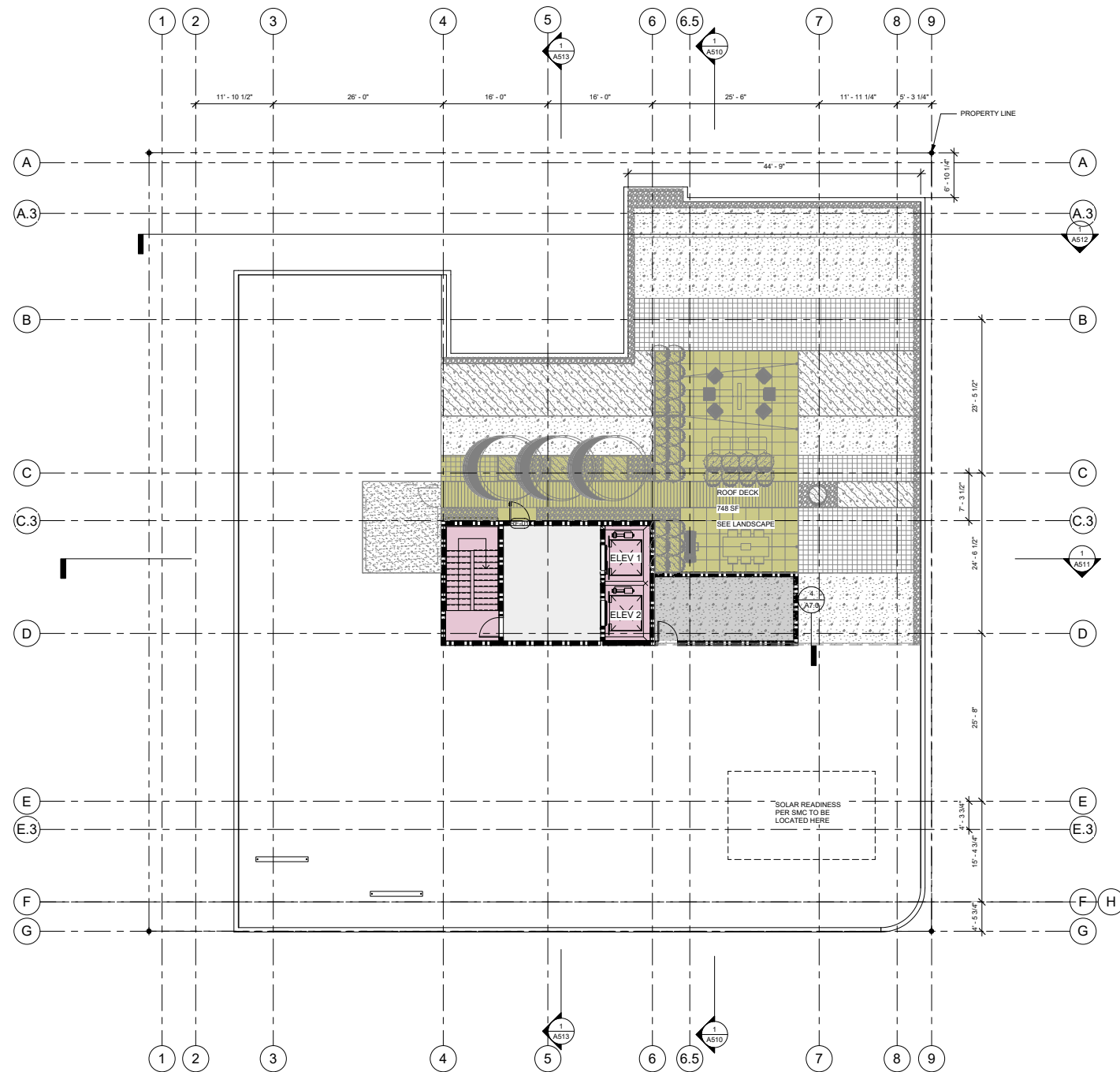
FLOOR PLAN - LEVEL 7



FLOOR PLAN - LEVEL 8



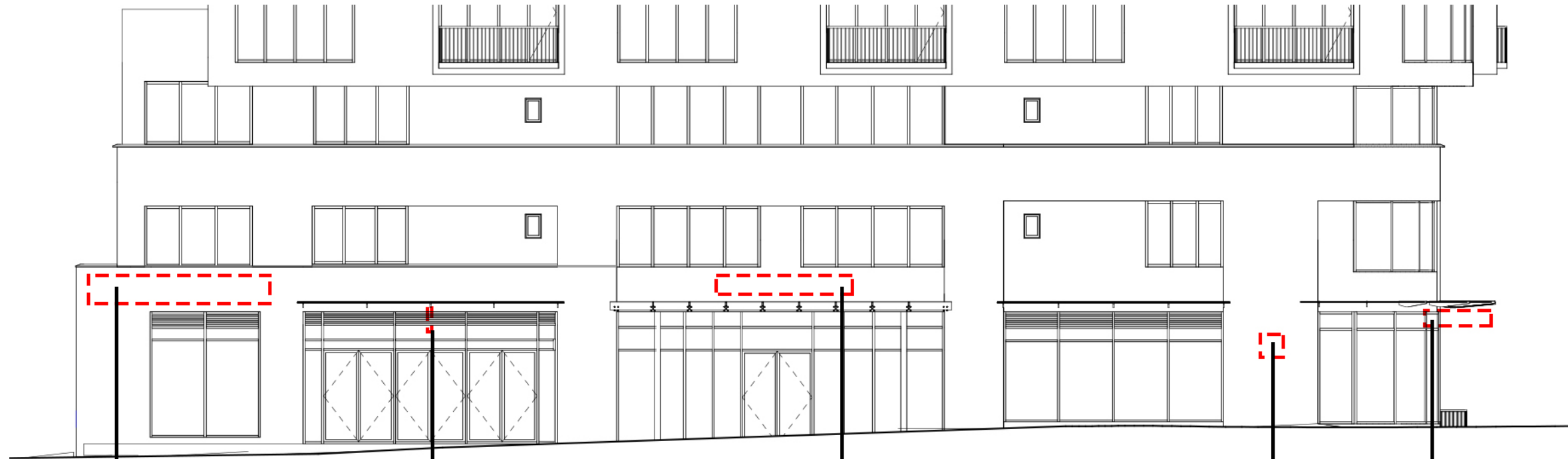
# FLOOR PLANS



FLOOR PLAN - ROOF



# SIGNAGE PLAN - REPUBLICAN



PRIMARY RETAIL SIGNAGE



RETAIL BLADE SIGN



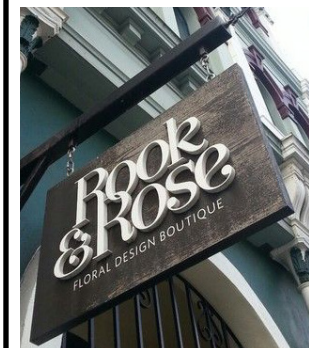
PRIMARY ENTRANCE SIGN



PLAQUE SIGNAGE



BLADE SIGN







SECTION



## ALLEY SETBACK

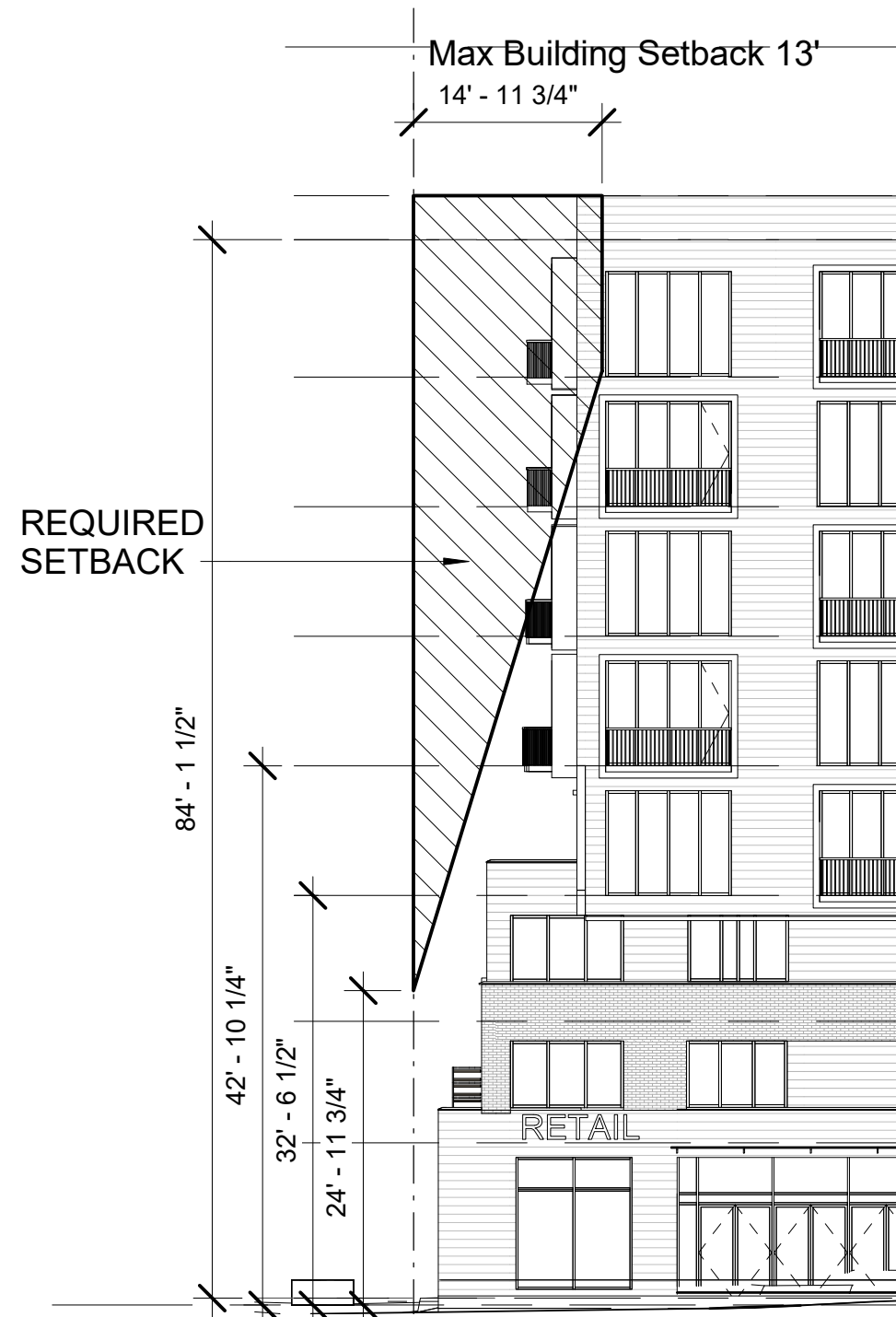
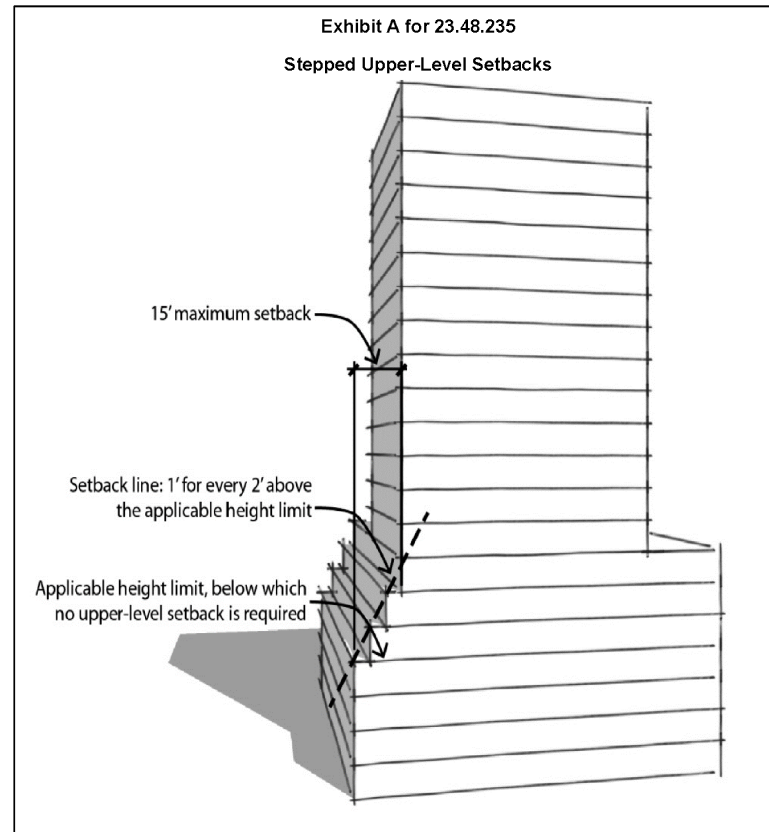
### CODE REQUIREMENT:

SMC 23.48.235.D

Upper-level setbacks on alleys in the SM-SLU/R 65/95 zone. For lots abutting an alley in the SM-SLU/R 65/95 zone, portions of a structure greater than 25 feet in height shall set back a minimum of 1 foot from the alley lot line for every 2 feet of additional height above 25 feet, up to a maximum setback of 15 feet measured from the alley lot line, as shown in Exhibit A for 23.48.235.

### DEPARTURE REQUEST

In lieu of the terraced step back we are proposing a single setback at level 3. The code required terraced approach results in an effective setback of 15' at the top of the building. We are requesting to reduce that 13'-0". Doing this allows us to maintain the strong top and podium design character and distinction. We are also able to provide more relief to a larger area for the building across the alley.





## BUILDING OVERHANG SETBACK AT PROPERTY CORNER

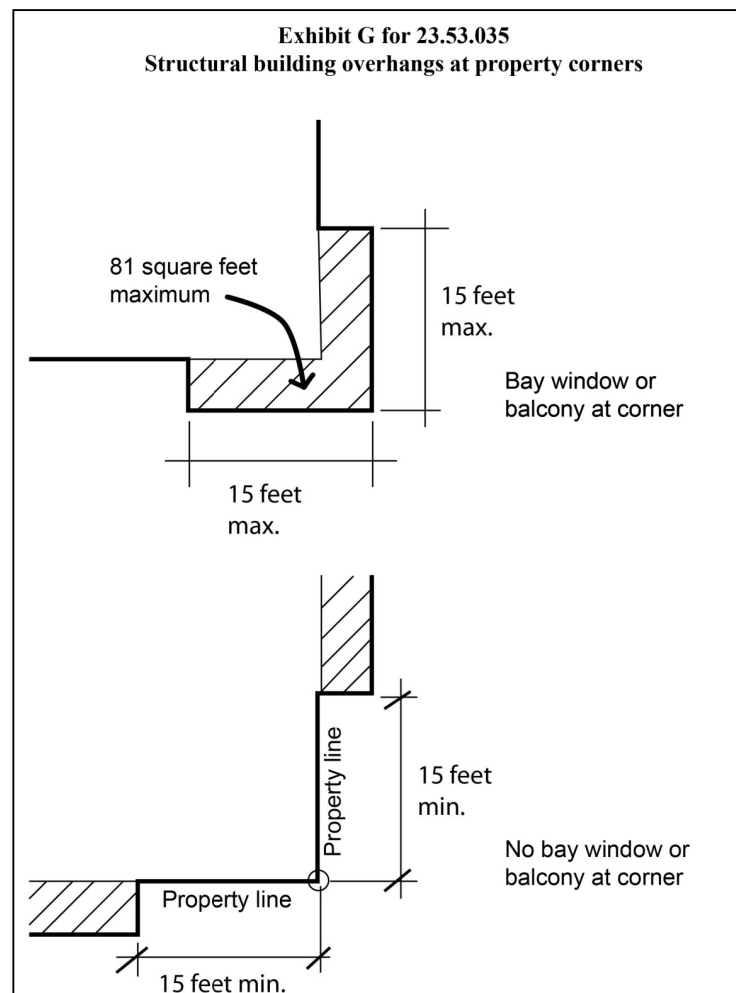
### CODE REQUIREMENT:

SMC 23.53.035.B.11

Corners: Bay windows, balconies, and other projections may be located at a property corner but are limited to a maximum width of 15 feet along each facade of the corner, and a maximum total horizontal area of 81 square feet per floor. If there is no bay at the corner, then the minimum distance from the property corner to the nearest projecting bay is 15 feet (see Exhibit G for 23.53.035).

### DEPARTURE REQUEST

To maintain the intended pattern of the facade miradors and coordinate with the interior wall layouts, we are requesting a reduction in the corner dimension from 15'-0" down to 13'-8" on one side and 9'-5" on the other.



## BUILDING ENTRIES AT STREET FRONT

### CODE REQUIREMENT:

SMC 23.48.040.A.1

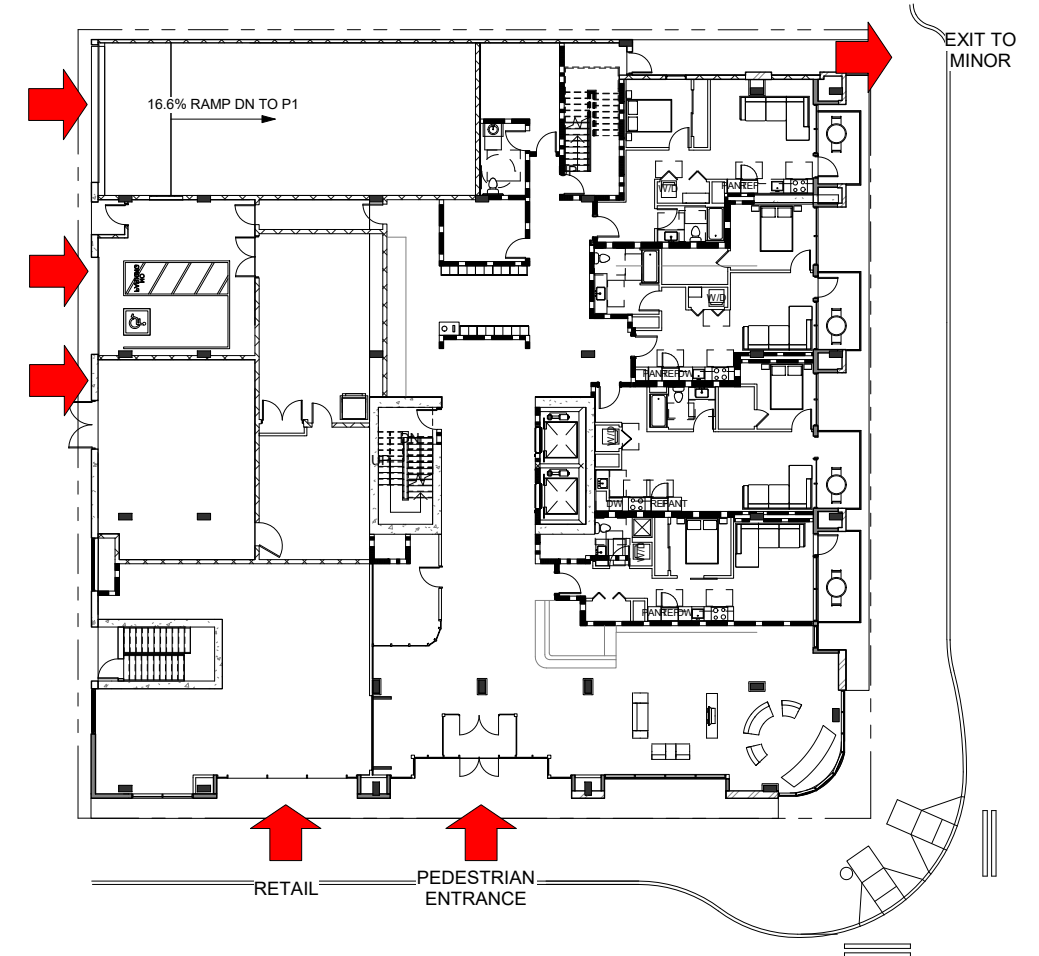
Primary pedestrian entrance. In the SM-SLU, SM-NR, and SM-UP zones, each new structure facing a Class 1 Pedestrian Street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.

### DEPARTURE REQUEST

It was noted in the preapplication meeting minutes that an entrance along Minor would be required. The above code section does not seem applicable to Minor as it references a class one pedestrian street. Regardless, we are making this departure request to make sure it has been addressed as needed.

Given the scale of the project and the proposed ground floor uses, we feel that only one pedestrian entrance is necessary. We have provided the entire length of republican and the portion that turns the corner to Minor as having a strong connection with the street.

For the units along Minor, we feel its in the best interest of the city to have those patios populated more often than not. To accomplish this we think its best to provide some mild separation in order to privatize the space. There are doors to access this area from the interior but they are not designed to be entered from the street. Based upon our observations of other configurations in the area we think this could be more successful.





## CS1 Natural Systems and Site Features



Use natural systems and features of the site and its surroundings as a starting point for project design.

- I. Responding to Site Characteristics  
New development is encouraged to take advantage of site configuration to accomplish sustainability goals.
  - i. Solar orientation
  - ii. Storm water run-off, detention and filtration systems
  - iii. Sustainable landscaping
  - iv. Versatile building design for entire building life cycle
- B. SUNLIGHT AND NATURAL VENTILATION
2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site

RESPONSE: At the base, there is significant amount of landscaping to soften the building and create add greenery to the intersection. At the top, the roof amenity space offers an "outlook and overlook" to other surrounding views. The roof area on the fourth floor overlooks the alleyway near 500 Fairview, and allows afternoon sun to reach more of the building. Units are oriented to take advantage of max daylight at east and south / Minor and Republican streets. Minimize units on alley.

## CS2 Urban Pattern and Form



Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.
- B. Height, Bulk, and Scale
- iii. Relate proportions of buildings to the width and scale of the street

The following locations have been identified as heart locations within South Lake Union:

- a. Cascade Park

RESPONSE: The pattern of the surrounding neighborhood is primarily residential, providing housing for the commercial zone to the west. Cascade park is a block to the South, one of the hearts of South Lake Union. The size of the building is similar to the other residential buildings in the neighborhood. This project is providing strong podium with residential above to relate to street and context.

## CS3 Architectural Context and Character



Contribute to the architectural character of the neighborhood.

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
  1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
  - vi. Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:
    - a. Community artwork;
    - b. Edible gardens;
    - c. Water filtration systems that serve as pedestrian amenities;
    - d. Gutters that support greenery.

RESPONSE: The new building will contribute to the existing urban fabric and activate the street with amenities and gardens for the residents of the building. The project proposes a distinct podium and top to the design. The podium is clad in a heavier brick material in reference to older structures that still remain in the area. The upper levels are clad in fiber cement siding but one that has more of a natural stained finish appearance. The use of the deck enclosures will help the project differential itself with more lively facade than some of its neighbors.

## PL2 Walkability



Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- I. Streetscape Compatibility  
The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.
- i. Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- ii. Provide pedestrian-friendly streetscape amenities, such as:
  - a. Tree grates;
  - b. Benches;
  - c. Lighting.
- iii. Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

Response: The neighborhood around the building is a quieter residential area bordering a new commercial boulevard on Fairview. We have chosen to separate the unit decks from the ROW for privacy and creating a sense of place for the resident. We have widened entry to serve as a front porch to Republican. The retail facade can be opened up so functions can spill out toward the sidewalk and create a level of engagement.



## PL3 Street-Level Interaction



Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

- A. ENTRIES
  - 1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
- d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
- B. RESIDENTIAL EDGES
  - 1. Security and Privacy

Response: The entry to the building faces South and contains the amenity spaces. Rather than tuck this up higher in the project we want these resident spaces to engage with the street and provide a larger feeling of community.

## PL4 Active Transportation



Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

- A. ENTRY LOCATIONS AND RELATIONSHIPS
  - 1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.
  - 2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.
- B. PLANNING AHEAD FOR BICYCLISTS
  - 1. Early Planning:
  - 2. Bike Facilities
  - 3. Bike Connections
- C. PLANNING AHEAD FOR TRANSIT
  - 1. Influence on Project Design
  - 2. On-site Transit Stops
  - 3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

Response: The nearest transit stops are on Fairview Ave N, with both Northbound and Southbound stops within walking distance. Secure bicycle parking is provided for residents to support sustainable transportation.

## DC2 Architectural Concept



Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- A. MASSING
  - 1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
  - 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- B. ARCHITECTURAL AND FAÇADE COMPOSITION
  - 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.
  - 2. Blank Walls: Avoid large blank walls along visible façades wherever possible.
  - b. Green walls, landscaped areas or raised planters;

Response: Our project is very focused on the view out. About framing a view as a means of engaging with your surroundings. In Spanish, this might be known as a mirador. We have developed our own interpretation of these vantage points with each of the units decks. The surrounding frame captures a specific / unique view for each of these units.

## DS3 Open Space Concept



Integrate open space design with the design of the building so that each complements the other.

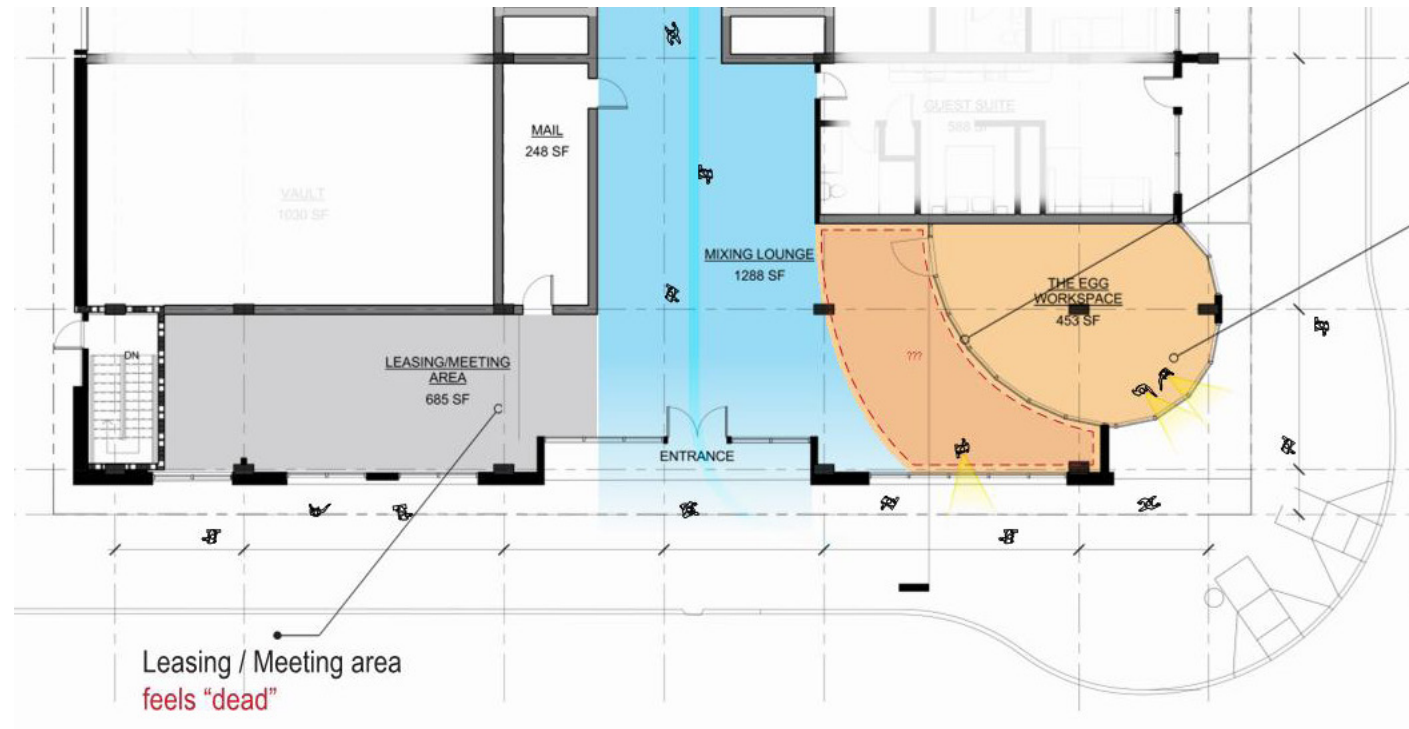
- B. OPEN SPACE USES AND ACTIVITIES
  - 1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
  - 2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. Going vertical with plantings is especially useful where space is at a premium—a wall of green still makes an impact.
- C2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

Response: We have carved our building back where we get closest to our neighbor. Within this space we can provide a quiet amenity for our residents but also an attractive vista for neighbors in close proximity. Screens, landscape elements and canopies will provide the privacy, nothing is completely opaque so there is still some connection and allure for the neighboring projects and our space.

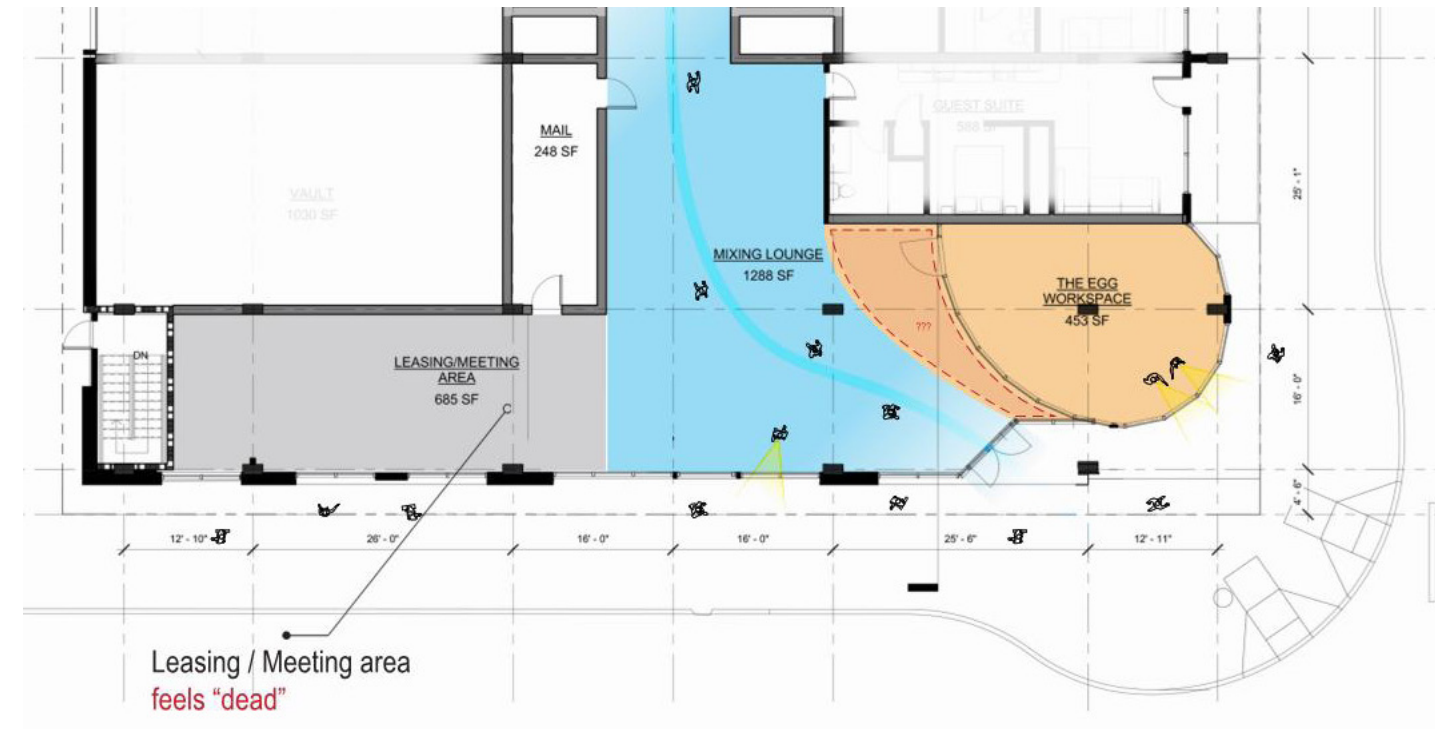


# APPENDIX

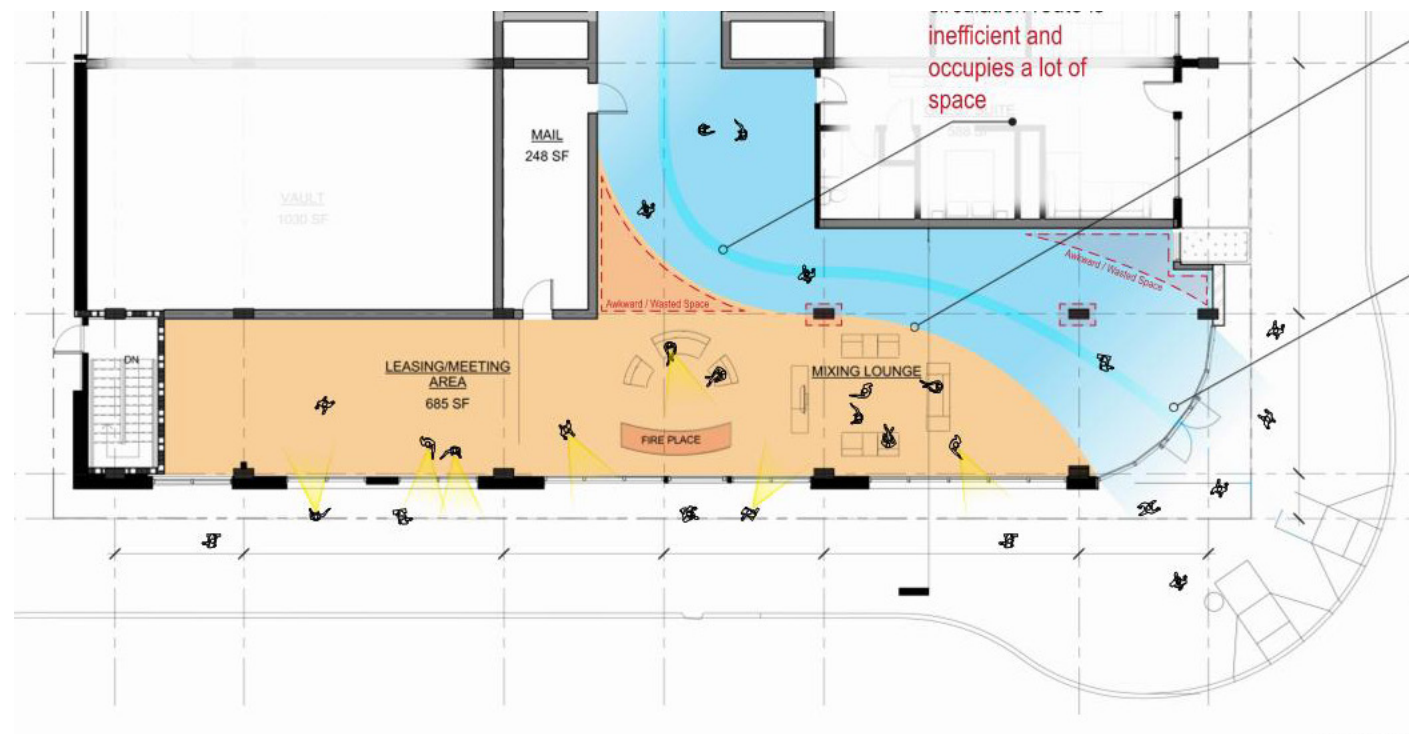




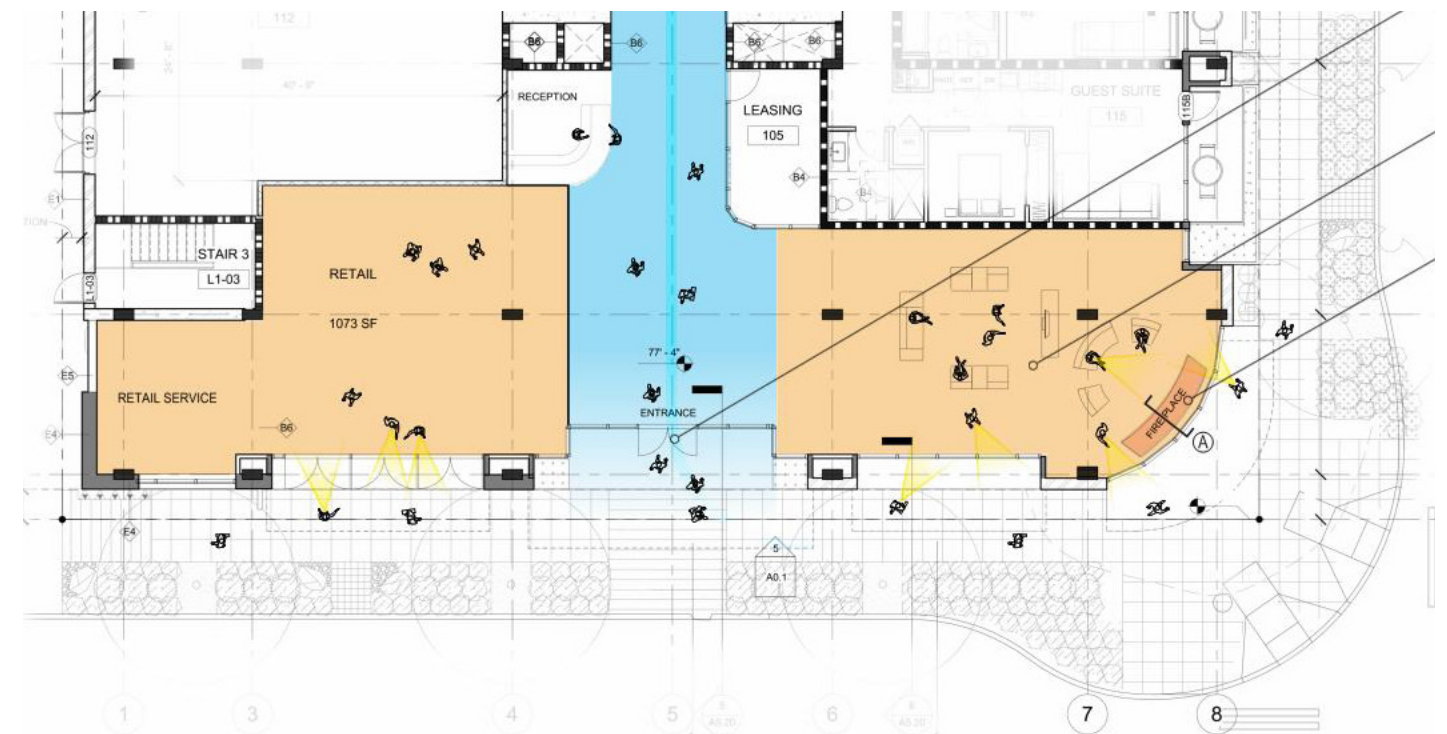
MUP PRESENTATION



OPTION 2



OPTION 3



PREFERRED OPTION